



128 Church Street
TRANENT | EH33 1BL


warners
solicitors & estate agents



128 Church Street

TRANENT | EH33 1BL

Step into a home where space, character, and location come together effortlessly. Set in the heart of sought-after Tranent, this substantial historic cottage offers generous proportions rarely found in properties of this style—perfect for growing families or buyers seeking flexible living.

From the moment you enter, the sense of space is undeniable. A welcoming hallway leads to two expansive reception rooms, including a bright and airy lounge where three large windows flood the space with natural light, creating a warm and inviting atmosphere. There is a contemporary dining kitchen with attractive units, a useful utility room, a South-West facing conservatory, a stylish bathroom with shower over bath and downstairs is completed by two double bedrooms. Following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms both with elegant en-suite shower rooms.

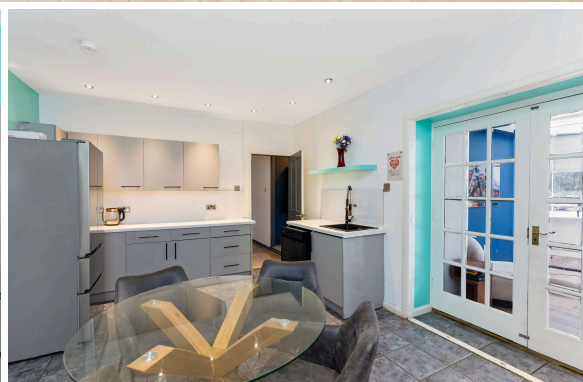
Externally, there is a small courtyard area to the rear of the property. To the rear of the courtyard there is an open area of land that is owned by East Lothian Council. Free on-street parking is available.

- Spacious cottage in the heart of sought-after Tranent
- Two large reception rooms
- Contemporary dining kitchen and utility room
- Four well-proportioned bedrooms
- Floor space area is 164m sq
- Three bathrooms
- Courtyard

Energy rating D, Council tax band E.

There is no factor associated with this property.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The A1, city bypass and main motorway networks are also within easy reach.

