

Tranent
Call 01875 611211

Fixed Price £145,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



5A Bridge Street, Tranent. EH33 1AQ



Built circa 1900, this spacious and bright two-bedroom main door double upper flat extending to approximately 98m², with private cellar storage and residents' parking to the rear of the building, is set in the heart of Tranent's High Street, close to many local amenities and bus routes. Now requiring some upgrading and modernization, once done, this property will make a lovely home for a buy to let investor, or first-time buyer.

Please note, the seller of the property has done a substantial amount of work to the property since the survey was carried out, detailed below.

- * Roof issues as detailed in the report have been repaired
- * The damp issue noted in the report has also been repaired which includes a guarantee
- * The plaster damaged due to the damp has been replaced
- * Electricity and gas meters have been upgraded to smart credit meters with Hive central heating control

Accommodation

GROUND FLOOR

- * Main door entrance to spiral staircase

MID FLOOR

- * Cloakroom/WC

FIRST FLOOR

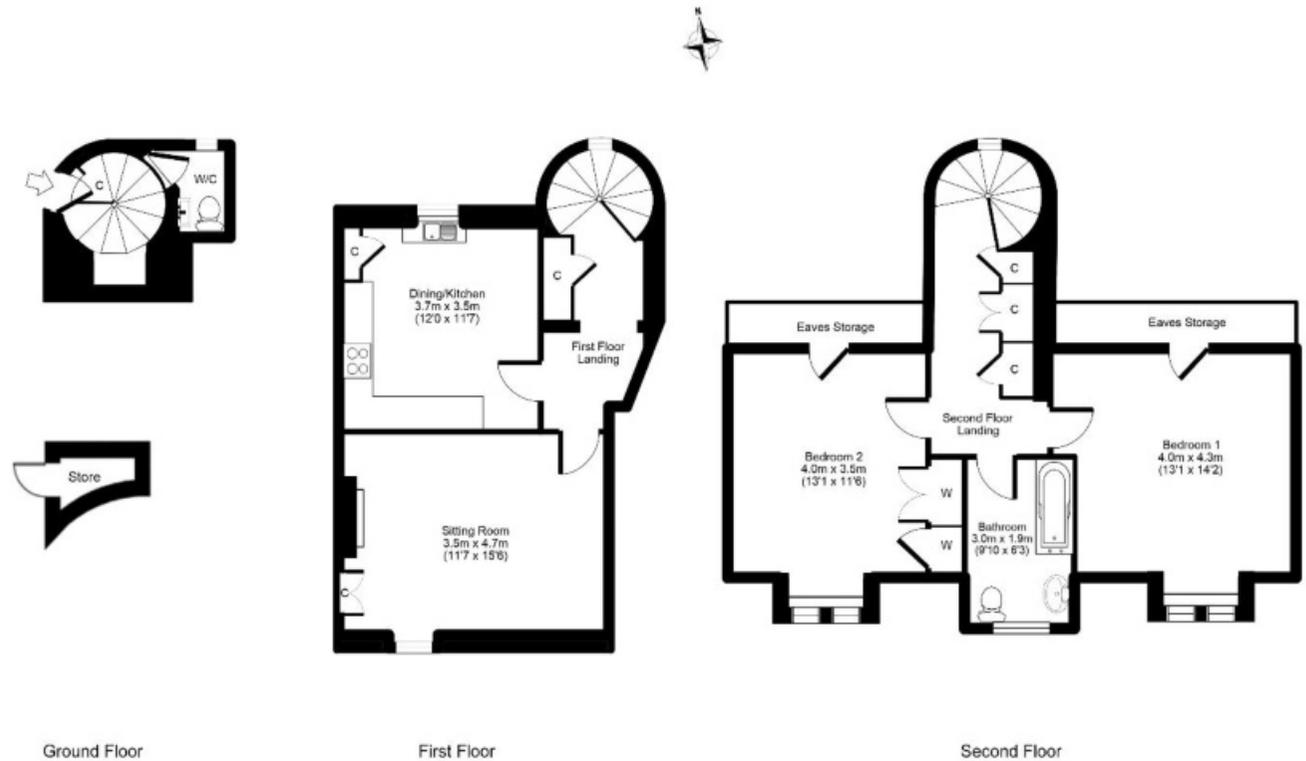
- * Landing
- * Front facing sitting room
- * Rear facing kitchen/dining room

TOP FLOOR

- * Landing with storage
- * Two good sized front facing double bedrooms with dormer windows
- * Family bathroom/WC with shower over the bath

ADDITIONAL INFORMATION

- * Excellent storage throughout including cellar storage
- * Gas central heating (Hive control)
- * Double glazing
- * Residents' parking to the rear of the building



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All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2025 PreviewMyHome.co.uk

Situation

Located in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, various restaurants, pubs, a library plus an Aldi and Asda store. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

Fixtures and Fittings

All fixtures and fittings, including all fitted floor coverings, curtains, blinds,

light fittings and appliances. No warranty is provided in respect of the white goods

Services

Mains gas, electricity, water and drainage

EPC

D

Council Tax

A

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm



Also At:

Galashiels, Tel 01896 758 311
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Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
Tranent, Tel 01875 611211

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.