

COULTERS[©]

GLENHUGH COTTAGE, 87 NEW ROW

TRANENT, EAST LoTHIAN, EH33 2AE

 3 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Enjoying a central location in the popular town of Tranent in East Lothian, Glenhugh Cottage is a deceptively spacious 3 bedroom detached property.

Beautifully presented throughout, the property offers stylish and versatile accommodation with good storage.

Externally, there is a delightful, mature wrap-around garden and generous driveway parking for at least 2 cars.



KEY FEATURES



Beautifully presented detached cottage.



Three bedrooms, one with an ensuite shower room.



Kitchen/dining room, sitting room and conservatory.



Driveway parking for two cars.



Wonderful garden grounds with various entertaining areas.



Excellent local amenities within walking distance.



EPC Rating - D



Council Tax Band - E



The immaculately presented accommodation is all on ground floor level and accessed via a vestibule and central hall. The living accommodation comprises - a large kitchen/dining room with fireplace and door to the rear garden and a sitting room with dual aspect windows and electric stove leading to a large conservatory with French doors leading to the garden.

The principal bedroom has built in wardrobes and an ensuite shower room, double bedroom 2 has built in wardrobes and there is a third single bedroom/study.

A contemporary bathroom completes the ground floor accommodation.



MORE INFORMATION

The house also benefits from a large attic accessed via a Ramsay-style ladder from the hallway. The attic has velux windows, light and power and is currently used as a storage room.

Lovely garden grounds surround the property and offer a selection of wonderful entertaining areas.

The rear garden is extremely private and has a patio adjacent to the house; a summerhouse beside the lawn and a further dining/BBQ area near the conservatory - all of which benefit from the sunshine at different times of the day.

A selection of fruit trees including fig, pear, apple, plum and cherry are planted along the boundary fence.

A further area of garden with mature planting lies to the west of the house.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.







THE LOCAL AREA

Approximately ten miles east of Edinburgh, Tranent is a bustling East Lothian town with a welcoming community. Its wonderful location means that outdoor recreational opportunities are exceptional including countryside walks and cycles, golf at some of the most renowned courses, and days spent on breathtaking beaches including those at nearby Longniddry and Gullane.

Indoor recreation is well provided at the Mercat Gait Centre in nearby Prestonpans, housing a 25m swimming pool, health suite, state-of-the-art gym and fitness classes and Meadowmill Sports Centre has a gym and outdoor sports pitches.

The thriving high street, a short walk from the property, features an array of retailers perfect for daily shopping needs and there is a large Aldi and Asda along with restaurants and pubs. Fort Kinnaird Retail Park only a short drive away a good range of high street stores, and casual dining choices such as Five Guys.

The nearest train station is Prestonpans which offers regular services between Edinburgh and North Berwick and there is easy access to Edinburgh by car via the A1 and City Bypass.

EXTRAS

All fitted flooring, blinds and light fittings are included in the sale price as are the kitchen appliances.

HOME REPORT VALUATION: £350,000

New Row,
Tranent,
East Lothian, EH33 2AE



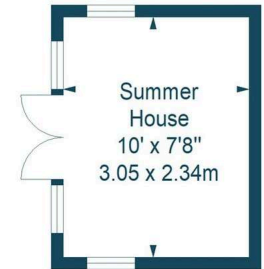
Approx. Gross Internal Area
1328 Sq Ft - 123.37 Sq M

Summer House

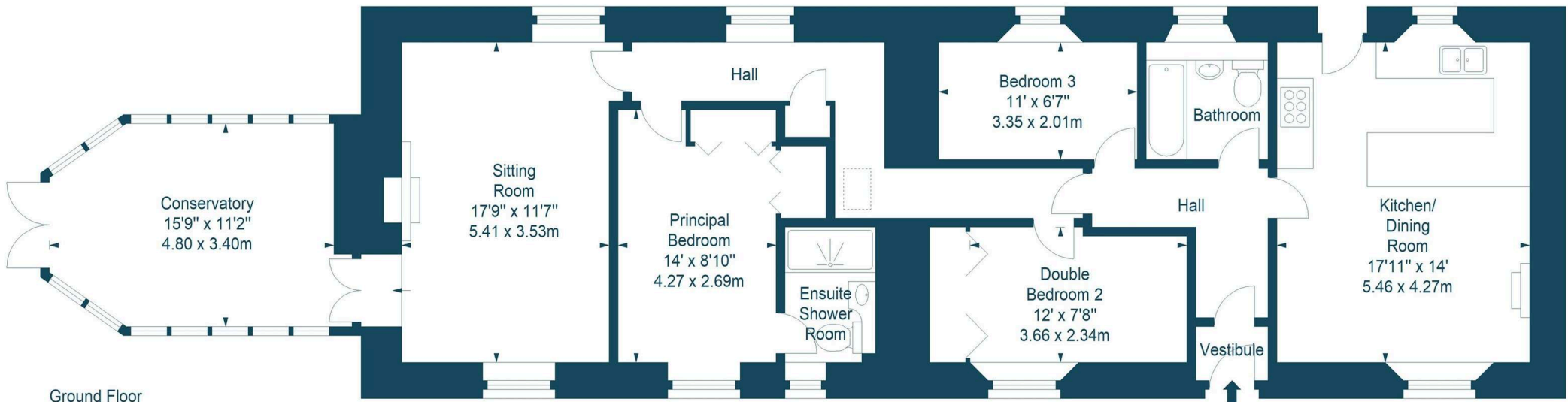
Approx. Gross Internal Area
78 Sq Ft - 7.25 Sq M

For identification only. Not to scale.

© SquareFoot 2026



Ground Floor



Ground Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.