



12 MCPHAIL SQUARE
TRANENT, EAST LOTHIAN, EH33 1DF



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RATING



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Welcome to a two-bedroom semi-detached bungalow in the heart of Tranent, offering bright and airy rooms that are lightly decorated throughout. It further benefits from a well-stocked kitchen and modern shower room, and it has good built-in storage as well. Furthermore, it has private parking and fully-enclosed gardens designed for ease of maintenance. The home also has a central location, positioned within easy reach of the High Street, excellent amenities, schools, and transport links. Please note, the property is Orlit construction.

Upon entering the home, you are greeted by a vestibule flowing through to a hall with built-in storage. Directly ahead is the living/dining room which is decorated in a light hue and with a fitted carpet. This reception space is well proportioned for comfy furnishings and it is brightly illuminated by a west-facing picture window. The kitchen is next door, sporting white cabinets and wood-toned worktops framed by easy-to-clean splashback panels. It is a well-appointed design that comes with under-unit lighting, as well as an integrated ceramic hob, double oven, and extractor hood. There is also space for a freestanding fridge/freezer and a washing machine.

FEATURES

- A well-presented semi-detached bungalow
- Situated in the heart of Tranent
- Near amenities, schools, and transport links
- Lightly decorated interiors
- Entrance vestibule and hall with storage
- Bright and airy living/dining room
- Well-appointed kitchen with garden access
- Two double bedrooms (one with storage)
- Modern three-piece shower room
- Low-maintenance front and rear gardens
- Gated tandem driveway for off-street parking
- Gas central heating and double glazing





Meanwhile, the two bedrooms are both doubles which are enhanced by light decoration and soft carpets. The principal bedroom has the larger footprint and built-in storage, whilst the second bedroom ensures homeowners have additional flexibility to meet their needs. A modern three-piece shower room finishes the accommodation, providing a hidden-cistern toilet, a storage-set washbasin, a towel radiator, and a shower cubicle. Gas central heating and double glazing ensure year-round comfort.

Outside, the home is flanked by enclosed gardens to the front and rear, both of which have low-maintenance designs that are ideal for relaxing and dining in the sun. A large shed and a store are also included. In addition, there is a gated tandem driveway to the front, providing off-street parking.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.







TRANENT

Nestled in the scenic East Lothian countryside, 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 train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



SCAN HERE
To learn more about Tranent





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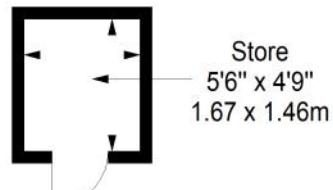
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

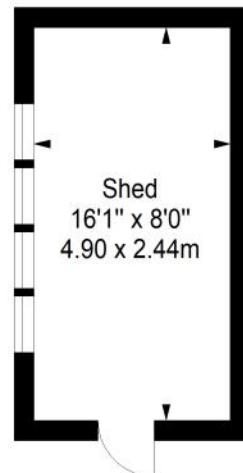
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

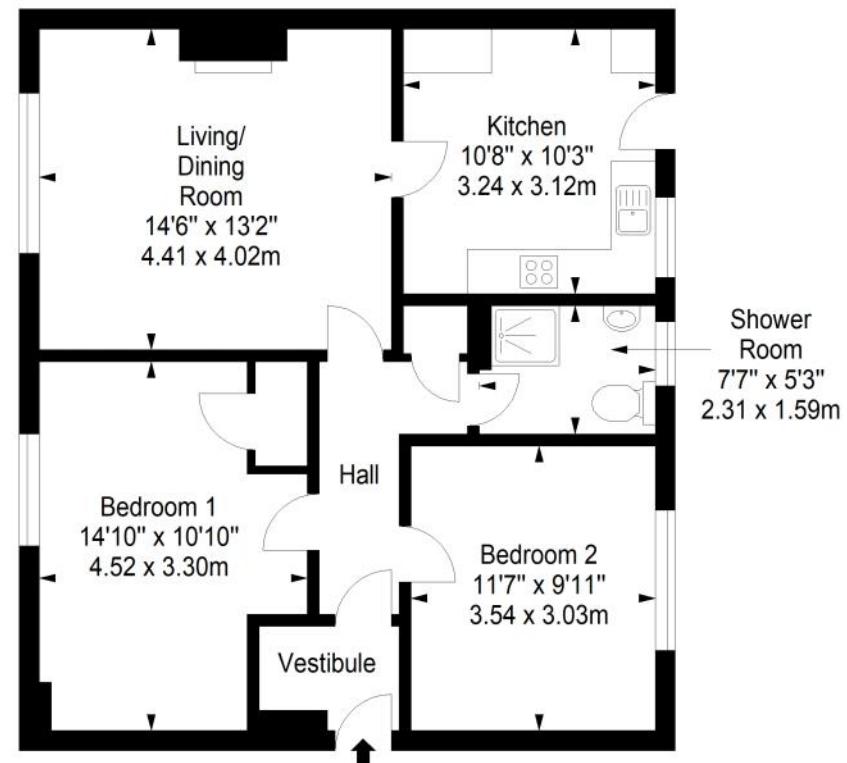
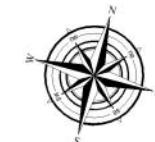
Store
Approx. 2.4 sq. metres (25.8 sq. feet)



Shed
Approx. 11.9 sq. metres (128.1 sq. feet)



Ground Floor
Approx. 67.4 sq. metres (725.5 sq. feet)



Total area: approx. 67.4 sq. metres (725.5 sq. feet)