

240-242 Church Street

TRANENT, EAST LoTHIAN, EH33 1BW



*A RARE OPPORTUNITY TO ACQUIRE A
CHARACTERFUL FOUR-BEDROOM COTTAGE WITH
FLEXIBLE ACCOMMODATION*



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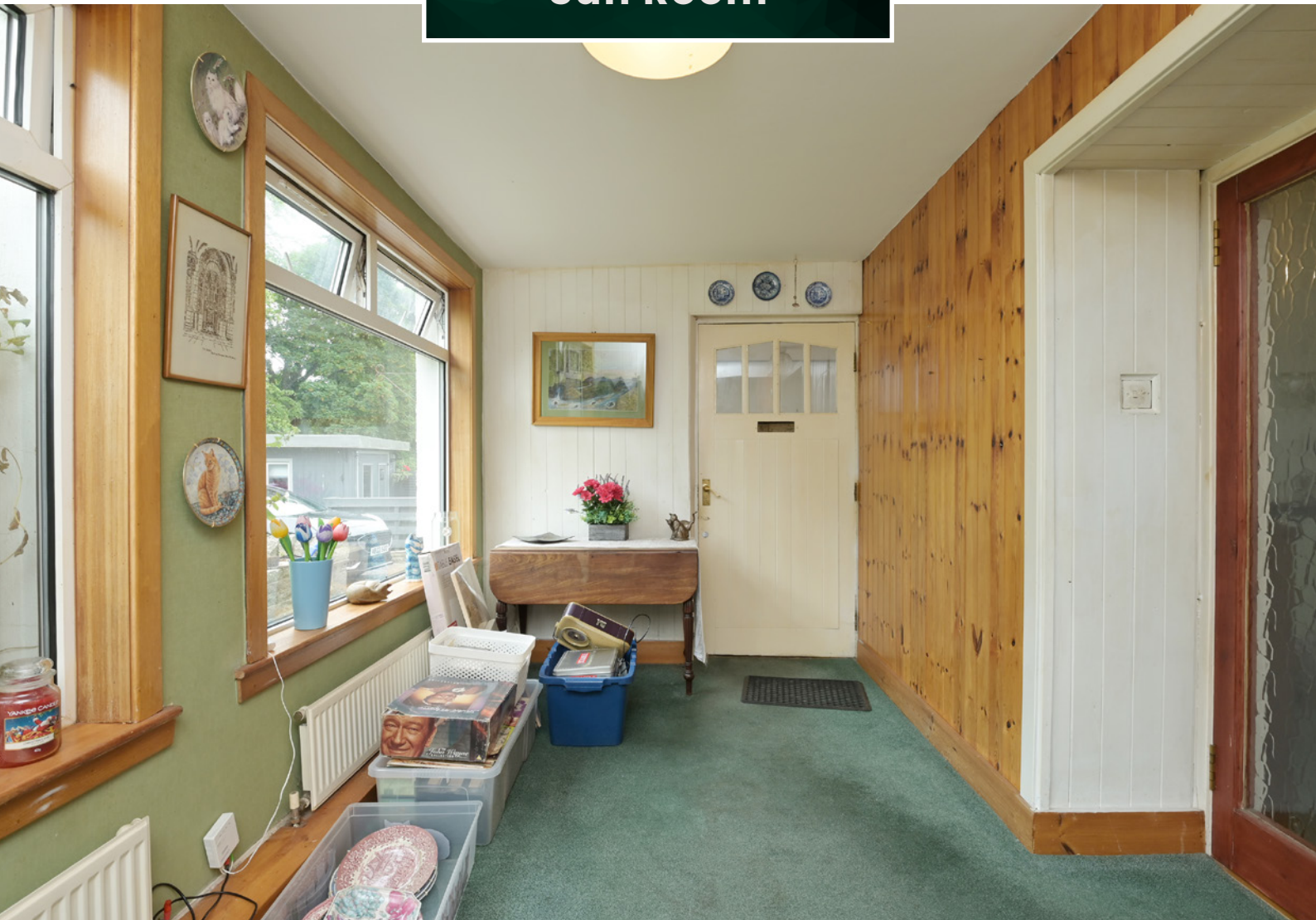
McEwan Fraser is delighted to present this charming four-bedroom semi-detached cottage to the market. Originally two separate cottages that were thoughtfully combined many years ago, the property has been a much-loved family home and now offers generous, versatile accommodation extending over two floors.

The flexible layout is one of the home's greatest strengths. Two well-proportioned double bedrooms are located on the ground floor, making the property particularly appealing to buyers seeking the option of predominantly single-level living while retaining the additional space upstairs for family members, guests, or home working.

The accommodation also includes a spacious living room, a separate dining room, a well-appointed kitchen, and a bright sunroom overlooking the garden, creating a home that can easily adapt to a variety of lifestyles.



Sun Room







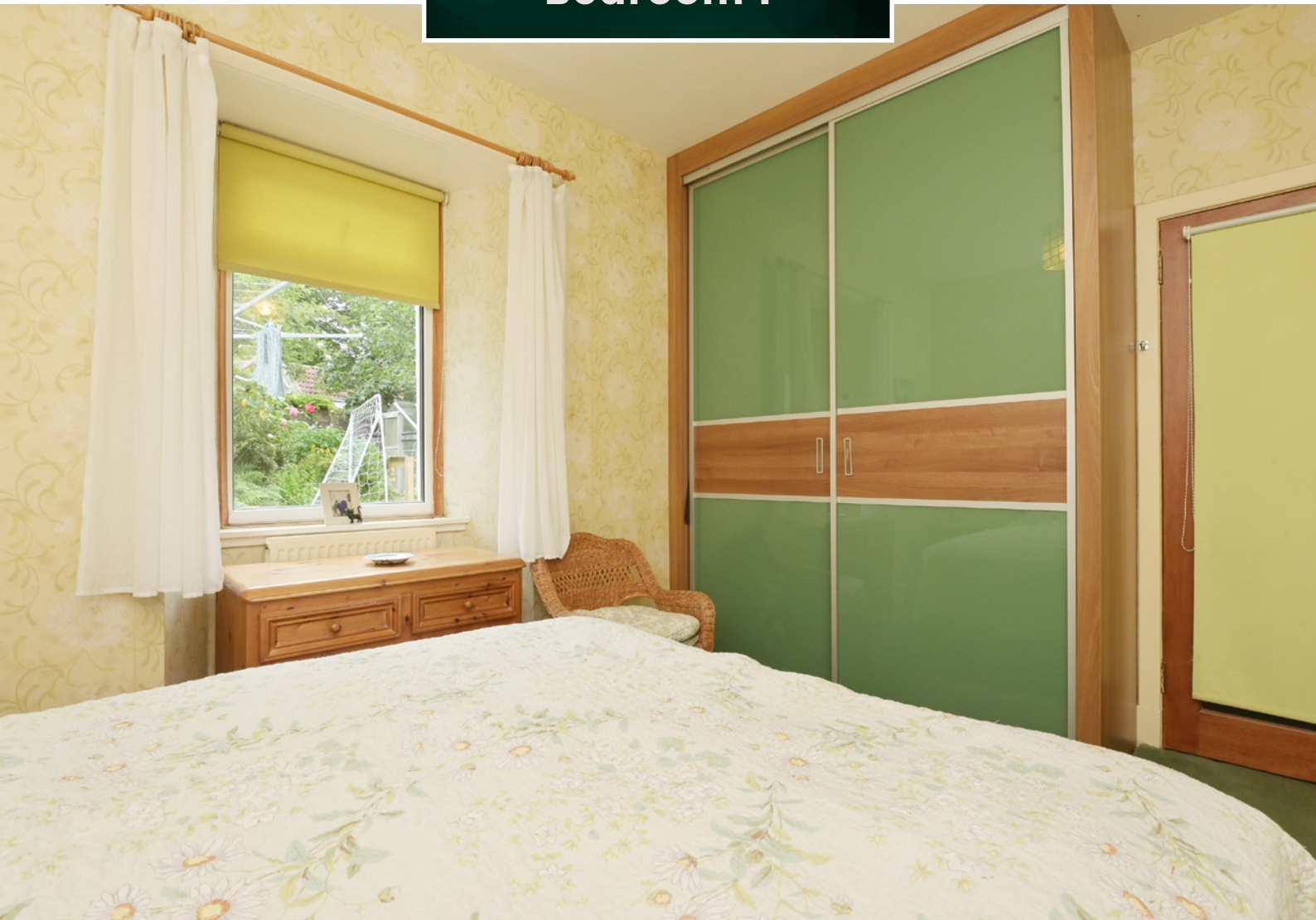
Dining Room







Bedroom 1





Bedroom 2









Bedroom 3

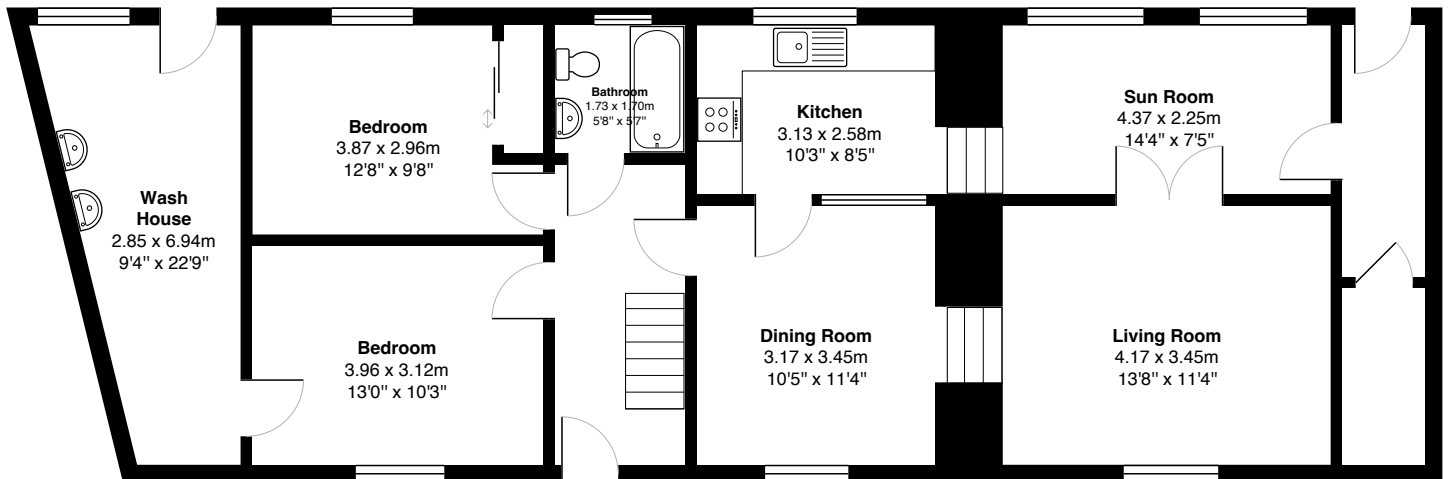
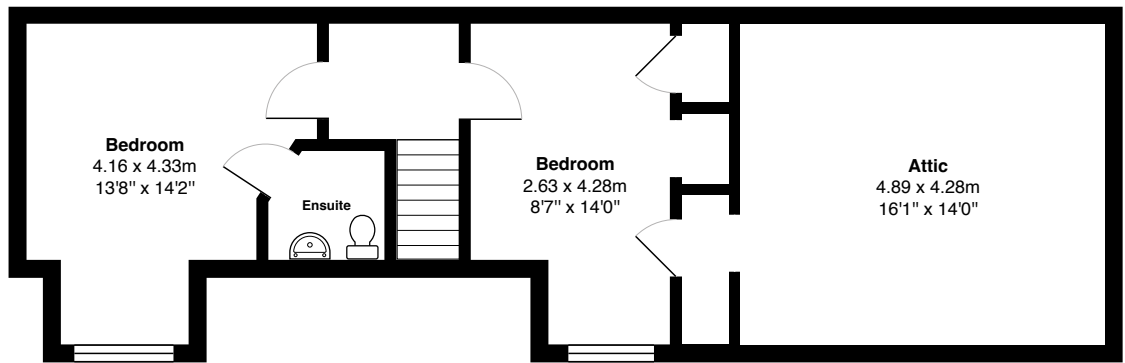






Bedroom 4





Gross internal floor area (m²): 127m²

EPC Rating: D



Wash House





Externally, the property enjoys a private west-facing rear garden that captures the afternoon and evening sun, providing a wonderful space for outdoor dining, entertaining, or simply relaxing. A shared driveway to the rear leads to two allocated parking spaces, while additional unrestricted on-street parking is available nearby.

Although the property has been lovingly maintained throughout its ownership, it would now benefit from a degree of modernisation and cosmetic updating. This presents an excellent opportunity for the next owner to enhance and personalise the accommodation, creating a distinctive family home that successfully combines traditional character with modern comforts.

An additional opportunity exists for purchasers seeking further flexibility or investment potential. The adjoining two-bedroom cottage at 242A is also available for sale separately. Acquiring both properties would create an ideal arrangement for multi-generational living or provide a self-contained investment with excellent potential for the short-term holiday let market, subject to any necessary consents and licensing requirements.



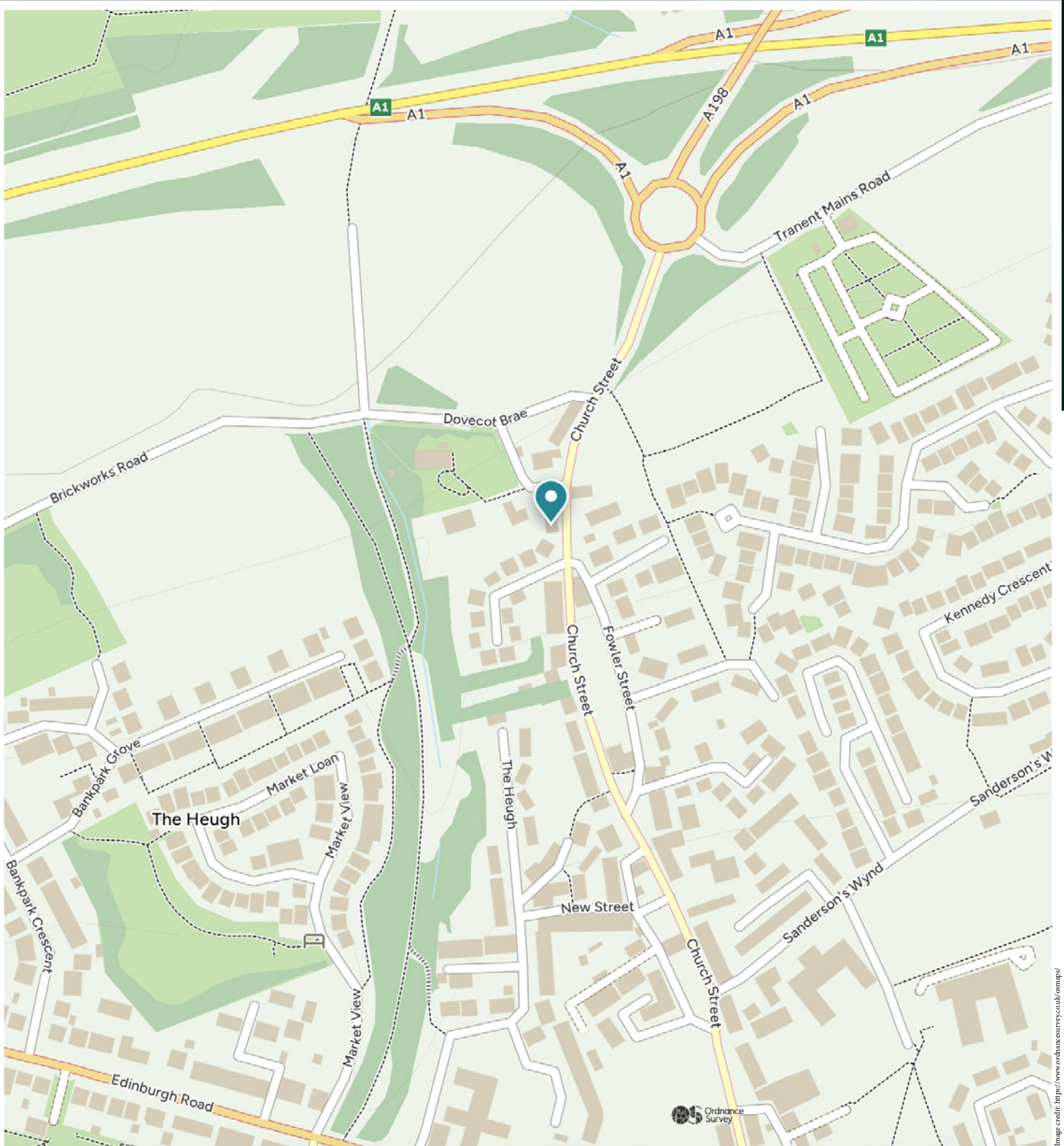


Situated on the northern edge of Tranent, 240-242 Church Street offers convenient access to town amenities and excellent commuter links. The nearby A1 provides swift connections to Edinburgh, the City Bypass, and the motorway network, while regular buses serve East Lothian and the capital. Prestonpans railway station is a short drive away, offering fast rail services to Edinburgh and beyond.

Everyday amenities, including supermarkets, shops, cafés, healthcare, schools, and leisure facilities, are close at hand. Fort Kinnaird Retail Park, with its high street retailers, restaurants, and cinema, is under 15 minutes by car.

East Lothian is renowned for its outdoor lifestyle, and the property is ideally placed to enjoy it. Beautiful beaches at Longniddry, Gullane, and North Berwick are within easy reach, alongside coastal walks, cycling routes, and the Lammermuir Hills. The area is Scotland's Golf Coast, featuring championship courses such as Muirfield, North Berwick, Gullane, Craighielaw, Kilspindie, Longniddry, Royal Musselburgh, and Dunbar Golf Club, making it perfect for enthusiasts. Whether you enjoy golf, walking, watersports, or coastal scenery, the area offers an exceptional quality of life.

The Location



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