

Tranent  
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Offers Over £265,000

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**2 Winton Close, Tranent EH33 2PZ**



Set within a peaceful and well-established residential area of Tranent, this charming extended and very spacious two bedroom detached bungalow with garage offers a rare opportunity to acquire a well presented home in immaculate condition. The property has been thoughtfully upgraded and extended to provide spacious, contemporary living accommodation which is finished to a high standard throughout. Built circa 1980, the bungalow is located in a sought after development, with a range of local amenities conveniently close by. The interior boasts modern, well-proportioned rooms designed for comfort and practicality, while the exterior has been landscaped for easy maintenance. Externally, the property benefits from garden ground to the front, side, and rear, offering both privacy and outdoor space to relax or entertain. There is also a single garage, and additional driveway providing ample off street parking.

## Accommodation

- \* Spacious L-shaped lounge/dining room
- \* Stylish fitted kitchen with integrated appliances
- \* Spacious master bedroom with sitting area and en suite wet room with electric shower
- \* 2nd Double bedroom with utility room off
- \* Part tiled shower room/WC with electric shower
- \* Fitted wardrobes in both bedrooms
- \* Additional attic storage accessed via the hatch in the hallway

## Additional information

- \* Gas central heating and double glazing throughout
- \* Garage and long driveway with decorative paving providing ample off street parking
- \* Low maintenance front garden
- \* Fully enclosed and easily managed rear garden
- \* Additional residents' parking nearby

## 2 Winton Close, Tranent, EH33 2PZ

Approximate Gross Internal Area = 73.2 sq m / 788 sq ft

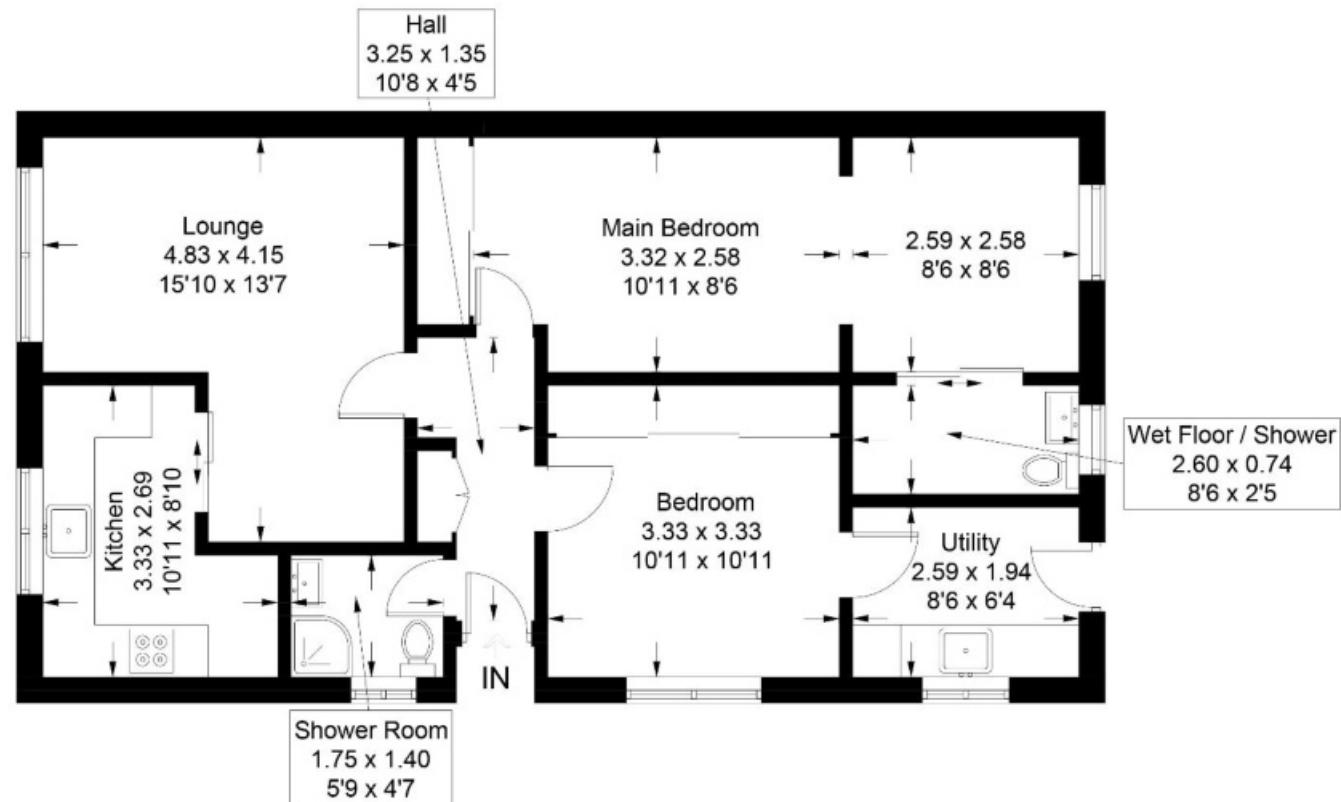


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275696)

## 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 integrated appliances. No warranty provided for free standing white goods.

## Services

Mains gas, electricity, water and drainage

## EPC

C

## Council Tax

D

## 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

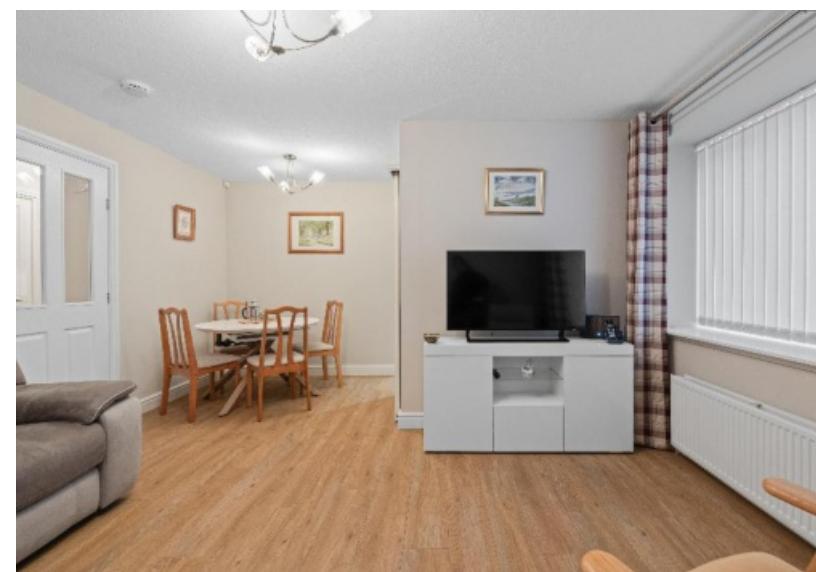
Call 01875 611211

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Monday to Friday: 9.00am to 5.00pm

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