

Tranent

Call 01875 611211

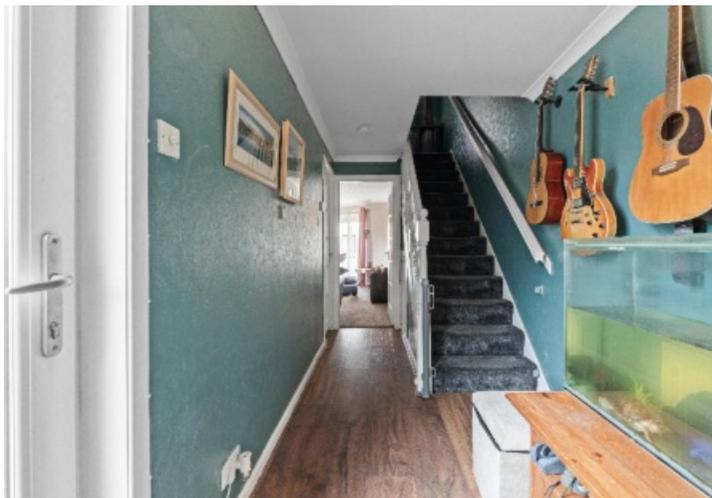
Offers over £175,000

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24 Muirside Drive, Tranent, East Lothian, EH33 2JS



24 Muirside Drive is a well-proportioned mid-terrace home set within an established residential area of Tranent, close to a range of local amenities and transport links. Extending to approximately 78m², the property offers bright and comfortable accommodation throughout, with a practical layout ideally suited to first-time buyers, young families or those seeking an excellent investment opportunity. Of particular note is the pleasant open outlook to the front over a communal green, providing an attractive setting, along with ample on-street parking. Tranent lies approximately 10 miles east of Edinburgh, with regular bus services offering convenient access to the city centre in around 30–40 minutes. The property further benefits from private garden grounds to the front and rear, enhancing its overall appeal.

Accommodation

GROUND FLOOR

- * Entrance hallway with excellent storage
- * Spacious, dual aspect, living/dining room with patio doors to the front
- * Kitchen with integrated oven, hob and extractor hood

FIRST FLOOR

- * Upper landing
- * Fully floored and lined attic with fixed folding ladder, power and light
- * Three bedrooms
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Enclosed courtyard style garden to the rear
- * Small area of open garden to the front
- * Ample on-street parking

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Approximate Gross Internal Area = 76.8 sq m / 827 sq ft

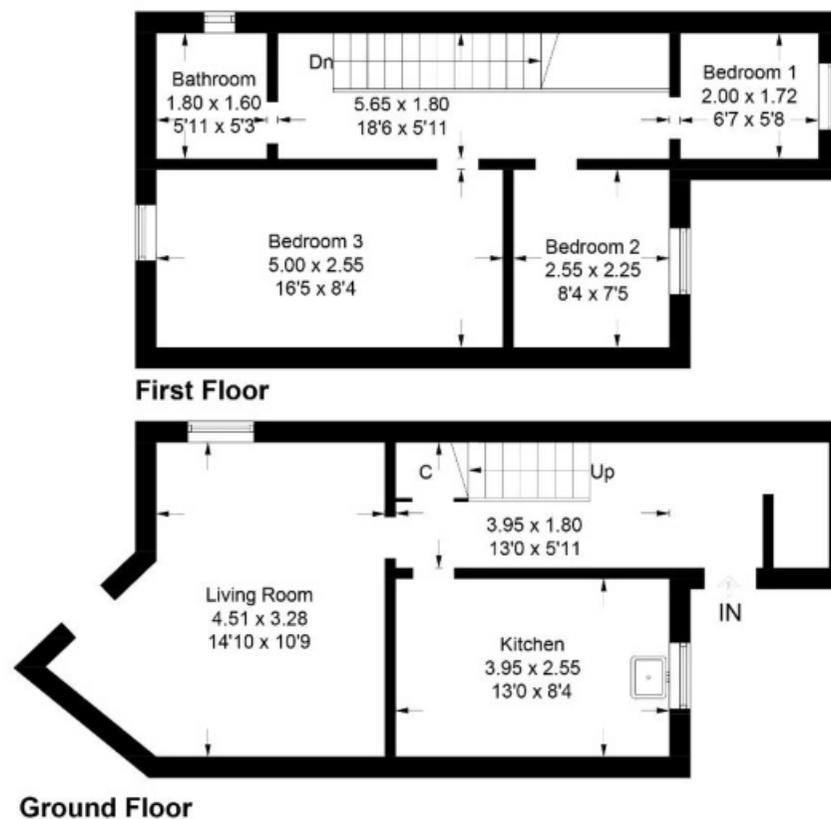


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283164)

Situation

Nestled 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, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. 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 fitting form part of the sale, including, where applicable, blinds, integrated appliances and light fittings.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

East Lothian Council. Council Tax Band: B

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



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