KILGOUR

PROPERTY



73 Kemps End, Tranent, East Lothian, EH33 2GZ



















- Living Room
- Separate Kitchen/Dining Room
- Utility
- WC
- 4 Bedrooms (Master En Suite)
- Stylish Modern Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Garage
- Double Driveway
- Council Tax – Band F
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

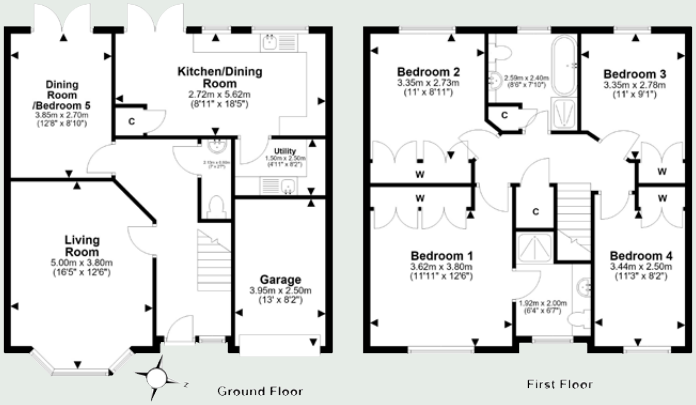
Beautifully presented and recently upgraded, this appealing four-bedroom detached home enjoys a sought-after setting within a popular residential development. Combining stylish presentation with the convenience of nearby amenities and a location well placed for commuting, the property offers an attractive opportunity for buyers seeking a home that balances comfort and everyday practicality.

Outside, private gardens provide an inviting setting for relaxing and enjoying time outdoors, while a double driveway offers convenient off-street parking. With four bedrooms, recent improvements and a desirable location, this beautifully presented detached home merits viewing to appreciate all it has to offer.

Location

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, multipurpose 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.

2 4 2 C EPC BAND F COUNCIL TAX BAND



Living Room	16'5 x 12'6	5.00 x 3.80m
Kitchen/Dining Area	18'5 x 8'11	5.62 x 2.72m
Utility	8'2 x 4'11	2.50 x 1.50m
Bedroom 5/Dining Rm/ Family Rm	12'8 x 8'10	3.85 x 2.70m
Bedroom 1	12'6 x 11'11	3.80 x 3.62m
Ensuite	6'7 x 6'4	2.00 x 1.92m
Bedroom 2	11'0 x 8'11	3.35 x 2.73m
Bedroom 3	11'0 x 9'1	3.35 x 2.78m
Bedroom 4	11'3 x 8'2	3.44 x 2.50m
Bathroom	8'6 x 7'0	2.59 x 2.40m























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