

**Tranent**

Call 01875 611211

**Offers Over £150,000**

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**6 Innes Buildings,  
New Row, Tranent, East Lothian, EH33 2AB**





Constructed around 1901, 6 Innes Buildings is an attractive and generously sized main-door property set within a traditional stone block in the centre of Tranent. Offering an impressive internal area of approximately 73 m<sup>2</sup>, this two bedroom home provides bright, comfortable living space with a layout suited to modern day needs while still reflecting its period charm. Tranent's excellent local amenities—shops, transport links, leisure facilities and easy access to the East Lothian coastline—make this an ideal home for first-time buyers, commuters or those seeking a well-proportioned and characterful property in a convenient location.

## Accommodation

External stairs located at the rear of the building leading to:

### FIRST FLOOR

- \* Own main door
- \* Spacious hallway
- \* Living room with feature fireplace
- \* Kitchen with integrated oven, hob and hood
- \* Double bedroom
- \* Bathroom with over-bath shower

Stairs from the hallway leading to:

### SECOND FLOOR

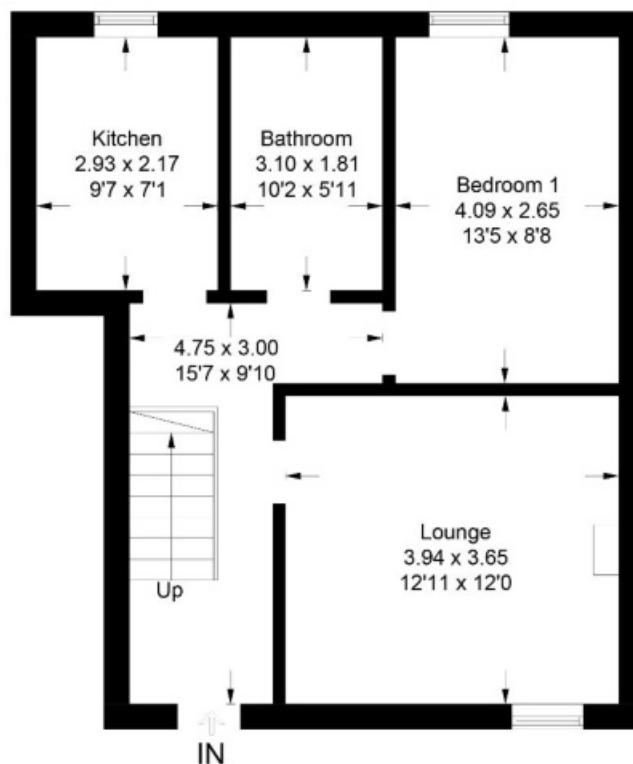
- \* Upper landing
- \* Double bedroom

### ADDITIONAL INFORMATION

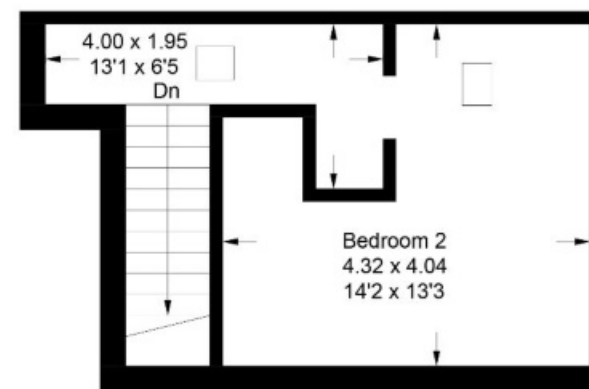
- \* Gas central heating
- \* Double glazing
- \* Well kept communal garden grounds
- \* Coal store
- \* Ample on-street parking

## 6 Innes Buildings, New Row, Tranent, East Lothian, EH33 2AB

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255933)

### 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, 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 fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage

### EPC

C

### Council Tax

Band A.

### 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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Melrose,	Tel 01896 822 796
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.