



CLANCYS

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42 Young Avenue,

Tranent, EH33 2DE



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FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 2-bedroom end terraced house, located in Tranent. Conveniently located close to a wide range of local amenities and excellent transport links, the property offers easy commuting access to Edinburgh and will appeal to first-time buyers, professionals and investors alike. The accommodation is in good order thought out and the accommodation briefly comprises a welcoming entrance hall, lounge with space to accommodate a dining table and chairs with ease and has a bright fitted kitchen with door giving direct access to the well-maintained rear garden. A carpeted staircase leads to the upper landing which gives access to two good sized bedrooms and bathroom with electric shower over the bath. The property further benefits from gas central heating, double glazing, private gardens to the front, side and rear. There is on street parking available to the front of the property. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

Tranent is a historic town in East Lothian, conveniently located just off the A1, blending modern housing with a charming old town centre known for its traditional stone-built architecture. The vibrant town centre offers various amenities, including supermarkets like ASDA and ALDI, a doctors surgery, a leisure centre, a library, and a post office, while nearby Fort Kinnaird and Straiton retail parks feature major retailers, restaurants, and a multi-screen cinema. Surrounded by scenic countryside, Tranent provides easy access to East Lothians beautiful coastline and beaches. Commuters benefit from direct routes via the A1 to Edinburgh city bypass and A199, with regular bus services from the High Street and train connections available from Musselburgh, Wallyford, and Prestonpans.

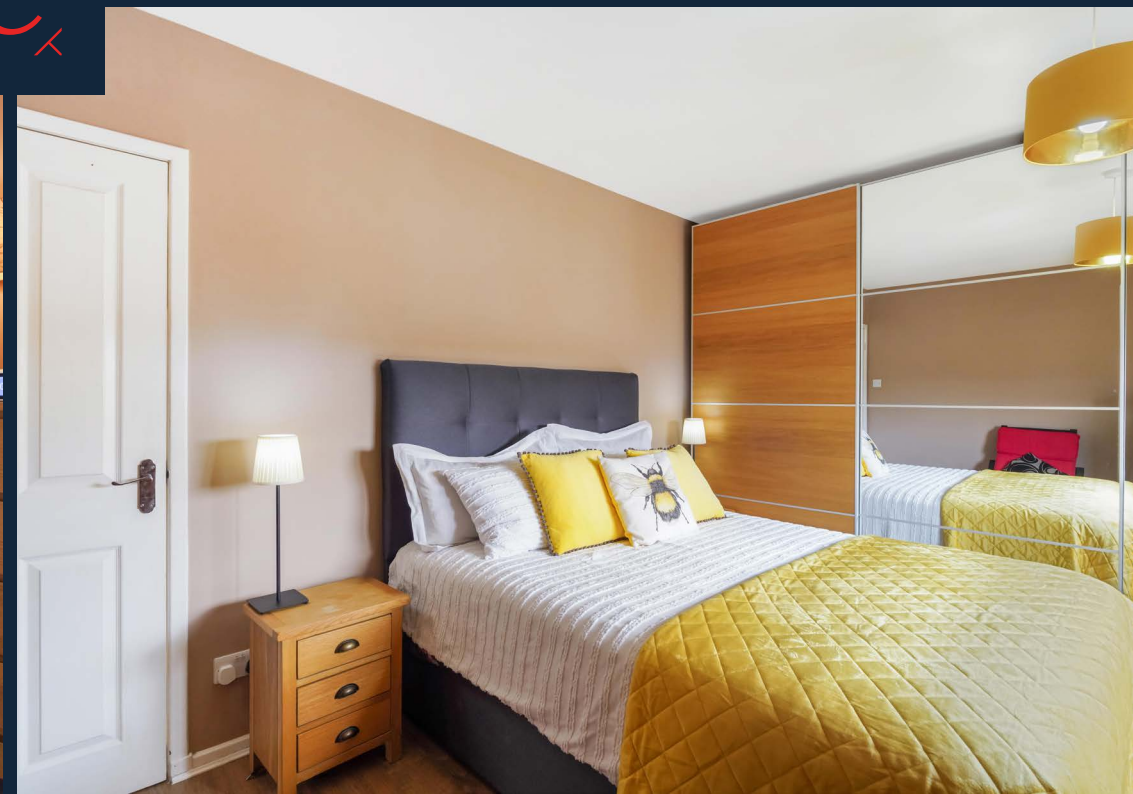
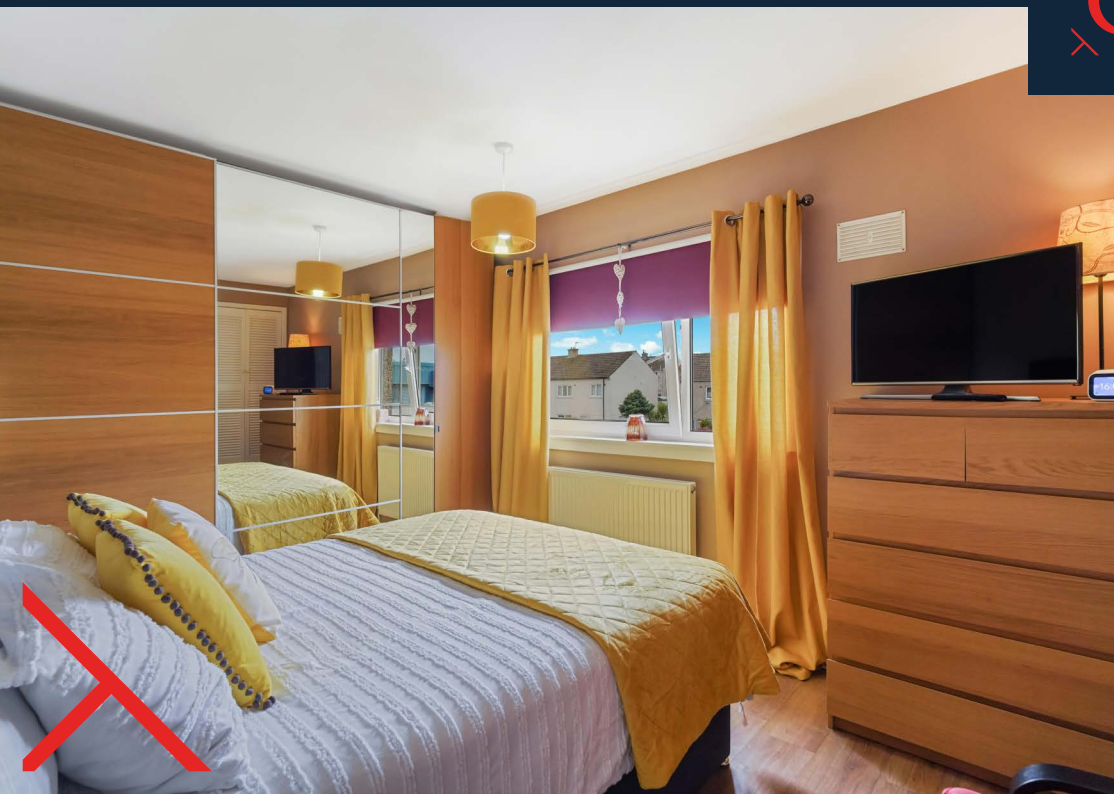
Extras

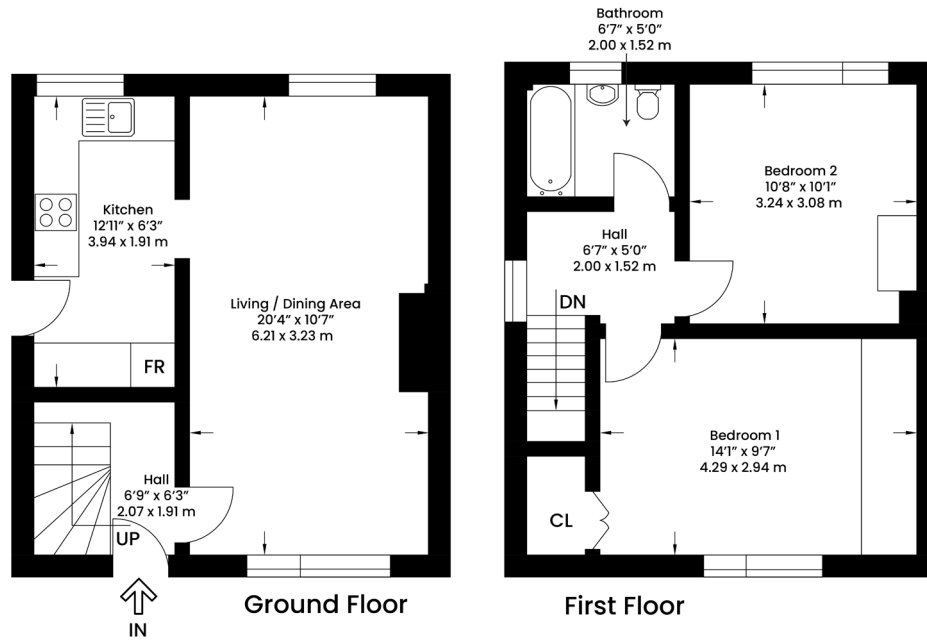
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall
- Lounge
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front, side and rear
- On-street parking
- EPC rating - D
- Council Tax Band - B
- Tenure - Freehold







vistaBee
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
 vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.