



Estate Agents and Solicitors

2 Coalgate Avenue, Tranent, East Lothian, EH33 1JS

Spacious, Three-Bedroom, Detached Bungalow, with Gardens, a Garage and a Driveway

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Property Description

Spacious, three-bedroom, detached bungalow, with gardens, a garage and a driveway. Set on a particularly generous plot, in an established residential area of Tranent, East Lothian.

Comprises front and rear entrance halls, a living room, a kitchen, three double bedrooms and a wet room.

Highlights include a fitted kitchen, with appliances, a modern bathroom suite and extensive spotlighting. In addition, there is double glazing, gas central heating and superb, integrated storage, including an extensive loft space.

There is also an alarm system and a garage, power and lighting and an automatic door with remote fob.

An extensive plot features generous lawns and a paved driveway to the front, with a paved patio to the rear.

A bright entrance vestibule opens into a carpeted hallway, with built-in cupboard storage. A living room benefits from plenty of natural light from dual-aspect glazing and features a traditional fireplace and open shelving. Ample space is available for freestanding lounge furniture. Next door, a kitchen is fitted with neutrally toned units and worktops, whilst appliances include an integrated oven, a gas hob and an overhead extractor fan. Leading off the kitchen, a rear hall includes a walk-in store and provides access to the garden.

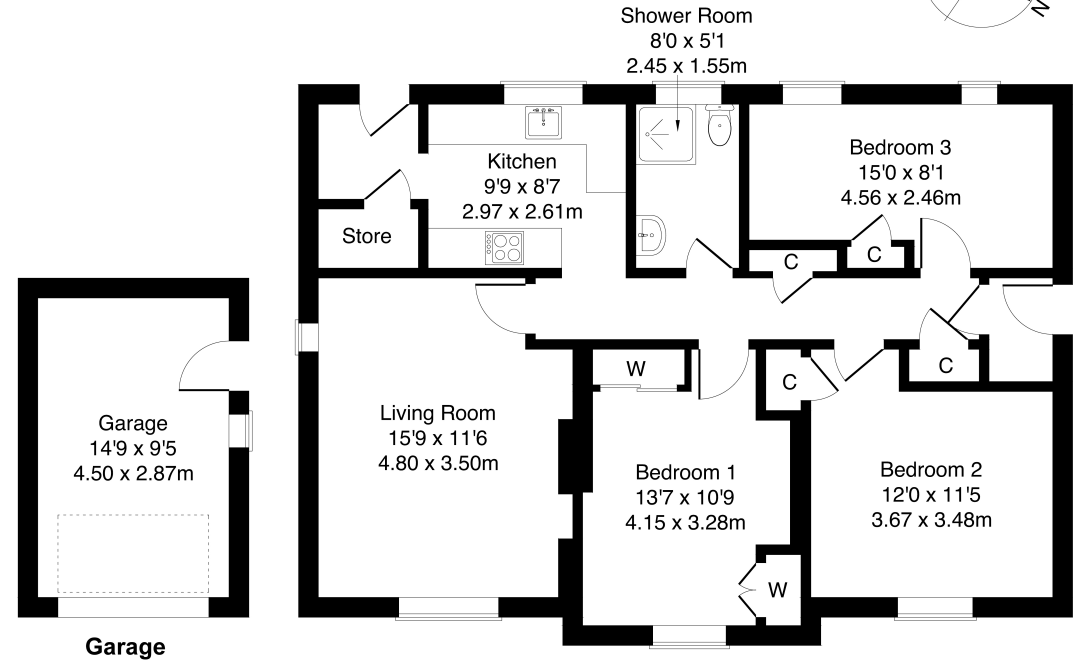
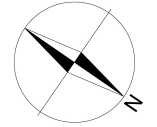
Set to either aspect are three double bedrooms. All three bedrooms maximise floorspace with built-in storage, with bedrooms two and three including cupboard storage and bedroom one incorporating an integrated wardrobe.

Completing the accommodation, a wet room comprises a shower, a two-piece suite, a chrome, ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Tranent is a historic town in East Lothian, located just off the A1, and offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings. The vibrant centre has supermarkets including an ASDA and ALDI, a doctor's surgery, leisure centre, library, and post office, whilst Fort Kinnaid and Straiton retail parks have an extensive range of major high-street names, restaurants and a multi-screen cinema. Set amid rolling countryside, Tranent is well-placed

access to the East Lothian coastline and many superb beaches. Commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There are also regular bus services available from the High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans.





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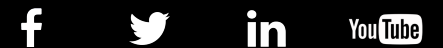
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