



**5 McNeill Walk, Tranent, East Lothian, EH33 2ET**

Light & Tastefully Presented, Two Bedroom, End-Terrace Villa with Garden

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# Property Description

Light and tastefully presented, this attractive two-bedroom end-terrace villa occupies a generous corner-style plot with well-proportioned gardens. Set back off the street within a quiet and established residential area of Tranent, East Lothian, the property offers bright, comfortable living in a desirable setting.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, and a shower room.

Highlights include a fitted kitchen with appliances, a bright and generous bathroom, and fresh light neutral decor. In addition, there is good storage, including a loft, double glazing and gas central heating.

Externally, the property benefits from a lawn, a shed and tall privacy hedging to the south-facing aspect, whilst the opposite aspect features a synthetic turf lawn and paved patio.

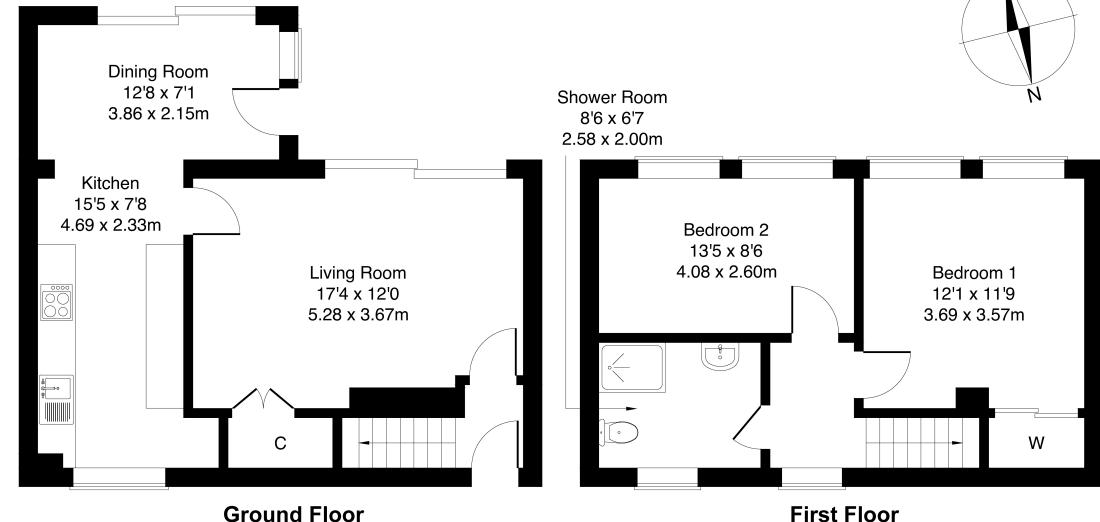
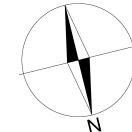
A welcoming entrance leads to a spacious open-plan kitchen and dining area, where sliding patio doors from the dining space allow an abundance of natural light to fill the room. A good-sized kitchen is fitted with a range of wall and base units, wood-effect worktops and tiled splashbacks, and includes an integrated hob and oven, along with a freestanding fridge/freezer, washing machine and dishwasher. Off the kitchen, the generous front-facing living room also benefits from sliding patio doors and a sunny south-facing aspect, creating a bright and inviting space. Finished with light décor, carpeted flooring, a built-in cupboard and an attractive fireplace, this room is ideal for both relaxing and entertaining.

The upper level hosts two well-proportioned double bedrooms, both finished with carpeted flooring and enjoying twin windows. The principal bedroom further benefits from a built-in mirrored wardrobe. Completing the accommodation is a modern shower room fitted with a contemporary suite, panelled splash walls and wood-effect flooring.



## 5 McNeill Walk, Tranent EH33 2ET

Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



# Area Description

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 doctor's 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 Lothian's 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.





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