



## 43 Kennedy Crescent, Tranent, East Lothian, EH33 1DN

Light & Tastefully Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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# Property Description

Light and tastefully presented and spacious, three-bedroom, semi-detached family home, with gardens and a driveway. Located in an established and popular family-orientated residential area of Tranent, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, family room, three double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a quality fitted kitchen with quartz worktops, a multi-fuel stove for the family room, multiple TV points, and modern bathrooms. In addition, there is contemporary flooring, gas central heating, double glazing, and good storage including bedroom wardrobes and a loft space.

Externally, the property benefits from professionally landscaped gardens to both aspects incorporating a driveway, two storage sheds, patios and a synthetic turf lawn. This modern development also offers additional unrestricted parking bays; whilst being ideally placed for Sandersons Wynd Primary School and the A1.

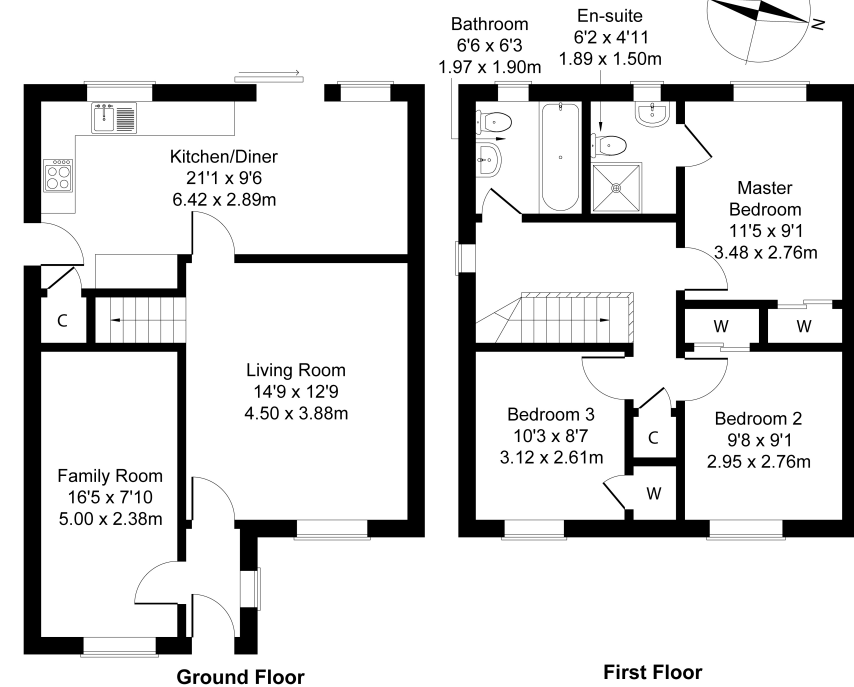
A welcoming entrance affords access to the two front-facing public rooms, with the family room featuring wood effect flooring, a wood burner and a wall-mounted TV point; whilst the living room also features wood effect flooring and a fireplace. Set off the living room, a generous kitchen offers space for dining, a built-in cupboard, patio doors leading to the garden, and a side door. Stylish fitted units include modern worktops with matching upstands, a sink, a range cooker, an American-style fridge/freezer; and an integrated eye-level oven, dishwasher and washing machine.

A carpeted staircase from the lounge leads to the upper floor, featuring three double bedrooms set to opposite aspects, with the master bedroom, to the rear, with a built-in wardrobe and mirror sliding doors, a wall-mounted TV point, and an en-suite shower room. Two further well-finished double bedrooms are set to the front, with wood effect flooring; bedroom two with a built-in wardrobe and mirror sliding doors; and bedroom three with a built-in storage cupboard. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over a jacuzzi-style bath, tiled splash walls and a ladder-style radiator.



**43 Kennedy Crescent, Tranent, EH33 1DN**

Approximate Gross Internal Area: (1087 sq ft - 101 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, a leisure centre, a library, and a post office, whilst Fort Kinnaird 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 for 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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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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