

COULTERS[©]

103 CHURCH STREET

TRANENT, EAST LoTHIAN, EH33 1BX

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A charming three bedroom cottage with private courtyard featuring attractive original stone walls, two large wooden planters, log store and useful garden shed. The property is situated within a conservation area in popular Tranent and benefits from modern neutral décor throughout whilst retaining an abundance of beautiful period features. It is close to all local amenities including a lovely public park, library, Thompsons convenience store with post office and cafe, community centre, three major supermarkets and the local primary school.

KEY FEATURES



Semi detached traditional cottage



Three double bedrooms



Private enclosed rear patio



Nearby on street parking



Easy access to Edinburgh and beyond via A1



Walking distance of all local amenities





The accommodation comprises; a traditional farmhouse style kitchen with bespoke oak top island, granite worktops, bespoke pulley and original stone feature wall, spacious sitting room with original stone fireplace and wood burning stove, light filled conservatory with double doors opening onto the courtyard, master bedroom with vaulted ceiling and access to courtyard, bathroom with roll top bath and separate shower. On the first floor there are two further double bedrooms with Velux windows and a shower room.



THE LOCAL AREA

Approximately ten miles east of Edinburgh Tranent is a bustling East Lothian town with a welcoming community. Surrounded by open countryside, Tranent is also close to some of East Lothian's best golf courses and beaches. Indoor recreation is well provided for with a popular leisure centre housing a 25m swimming pool, health suite, state-of-the-art gym, fitness classes, and sports halls, and nearby Meadowmill Sports Centre has a gym and outdoor sports pitches.

Local schooling includes Sandersons Wynd Primary School, St Martin's RC Primary school and it is in the catchment area for Ross High School.

Nearby Prestonpans offers a train station which offers regular services between Edinburgh and North Berwick and there is easy access to Edinburgh by car via the A1 and City Bypass.

EXTRAS

All integrated appliances, window coverings and free standing white goods included in the sale.



Church Street,
Tranent,
East Lothian, EH33 1BX



Approx. Gross Internal Area
1300 Sq Ft - 120.77 Sq M
(Including Store)
For identification only. Not to scale.
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Ground Floor



First Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 01520 671 837

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.