



McKinnon Forbes
Estate Agents & Solicitors

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**FLAT 1, 89 HIGH STREET
TRANENT**



*“Well presented, spacious
2-bedroom main door
ground floor flat”*



FLAT 1, HIGH STREET TRANENT, EH33 1LW

Rarely available, well presented and spacious 2-bedroom main door ground flat, situated right in the middle of the High Street in the popular East Lothian town of Tranent, close to many local amenities. This property will make an excellent purchase for a first time buyer, or someone looking to downsize to a ground floor property, and will also be a great investment as a buy-to-let opportunity. The accommodation comprises: entrance vestibule with storage cupboard, spacious sitting room, separate fitted kitchen area with integrated electric hob, oven and cooker hood and natural light via the sky light, 2 good size double bedrooms, 1 with fitted storage, and part tiled bathroom/WC with electric shower over the bath. The property benefits from gas central heating and double glazing and included in the purchase price are all curtains and light fittings. Viewing of this lovely property is highly recommended.





Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaid Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

“Situated on the High Street of the popular East Lothian town of Tranent”





VIEWING

Please contact our Tranent Office on 01875 611211







CLOSING DATE FOR OFFERS

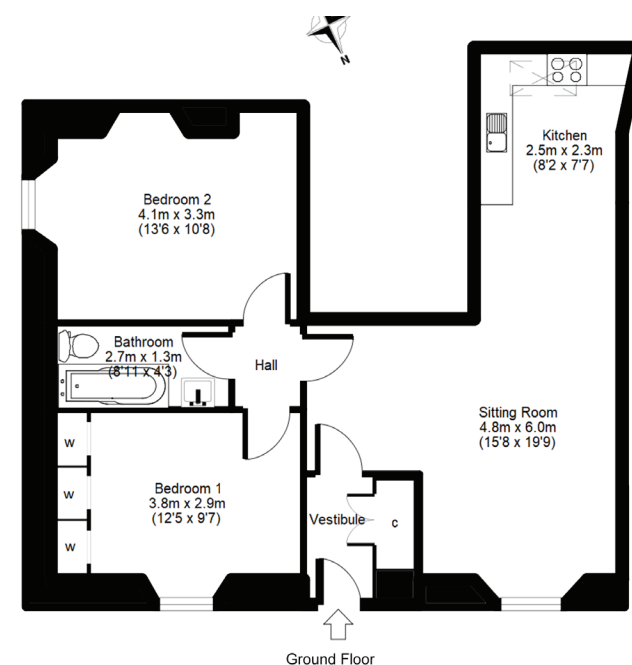
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

Contact Selling Agents – 01875 611 211

KEY FACTS

Bedrooms	2	
Reception Rooms	1	
Bathrooms	1	
Parking	On Street	
EPC Rating	D	
Council Tax	C	



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All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2024 PreviewMyHome.co.uk

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ESTATE AGENTS AND SOLICITORS

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NOTE:

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.