



41 John Crescent, Tranent, East Lothian, EH33 2HP

Well-presented three-bedroom mid-terraced villa with private garden and parking

URQUHARTS
EDINBURGH



DESCRIPTION

41 John Crescent is a well-presented three-bedroom mid-terraced villa with private rear garden and parking situated in the popular East Lothian town of Tranent. The location is superb with excellent local amenities within walking distance and is a convenient commuting distance to Edinburgh city centre and further afield.

Entrance vestibule, hall and WC; spacious living room / dining room with dual aspect outlook and patio doors to the rear decking and garden; fitted breakfasting kitchen with wall and base units and integrated appliances; three good-sized double bedrooms, one with built in wardrobes; and a wet/shower room.

ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room. Kitchen. Three double bedrooms. Wet/Shower room. WC. Attic.

Gas central heating. Double glazing. Well-maintained rear garden mainly laid to lawn with decking and patio areas. Residents unallocated on-street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

LOCATION

Tranent is a thriving East Lothian town, which lies within quick commuting distance to Edinburgh (and further afield) with easy access to the City Bypass, regular bus services, and Prestonpans train station all nearby. Local shops cater for everyday needs with more extensive amenities available at Fort Kinnaird Retail Park with a range of high street shops, restaurants, and a cinema. Leisure and recreational facilities include the Loch Centre, boasting a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area, scenic coastal walks along the East Lothian countryside and beaches and renowned golf courses. Schooling is well represented from nursery to senior level with Edinburgh College and Queen Margaret University within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

The property has an Energy Rating Category C
Tenure Freehold



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Approx. Gross Internal Area
1004 Sq Ft - 93.27 Sq M
For identification only. Not to scale.
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