



CAPONHALL
DRIVE

61 Caponhall Drive, Tranent, EH33 2HE



Welcome

Welcome to 61 Caponhall Drive, Tranent, a lovely semi-detached two-bedroom house with en-suite toilet and study/nursery, offered for sale and brought to the market by McDougall McQueen. We are delighted to present this spacious, superb family home, situated in a popular residential area, in the lovely East Lothian town of Tranent. The property benefits from a newly fitted kitchen, gas central heating, double glazing, and private garden grounds to the front and rear. This superb property offers excellent value for money in today's market and is sure to prove to be a popular family option. Tranent is ideally placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network. Viewing is by appointment and should be made at your earliest convenience.

- Entrance hallway with under stair storage
- Ground floor family shower room
- Spacious living and dining room with front facing window and patio doors to the rear
- Modern newly fitted kitchen with a range of handleless base and wall units, pull out larder unit, induction hob, glass splashback, extractor, oven, integrated microwave oven, integrated fridge freezer, washing machine and dishwasher
- Upper hallway
- Main bedroom with front facing window
- Ensuite WC
- Bedroom two with rear facing window
- Study/nursery with rear facing window
- Double glazing and gas central heating
- Private garden grounds to the front and rear, landscaped with garden sheds, ideal for relaxation and outside entertaining







Tranent

Tranent has good local shopping facilities, schooling for all ages and within the immediate area there is a wide range of leisure and recreational facilities. For those commuting the A1 is on your doorstep and the journey into Edinburgh is both fast and easy as the city bypass is five minutes away by car, there are also regular buses in the town, and train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside, fine coastlines and famous golf courses are also virtually on the doorstep of this property.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, a host of integrated appliances and the garden sheds. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including may be available by negotiation.





Get in touch

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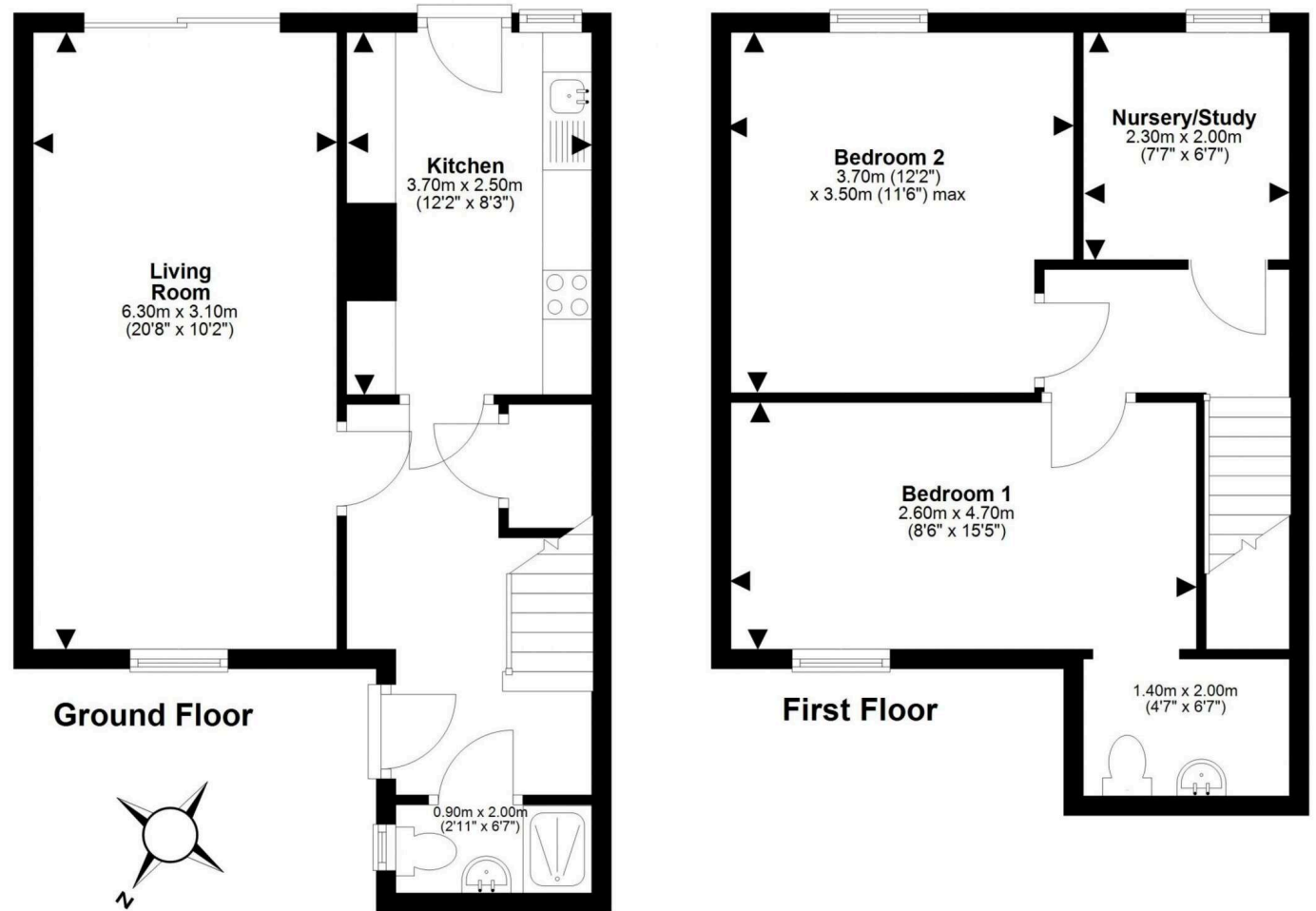
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.