



29 Muirside Drive, Tranent, East Lothian, EH33 2JS

Well-Presented & Spacious, Three-Bedroom, Mid-Terrace House

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Property Description

Well-presented and spacious, three-bedroom, mid-terrace house, with front and rear gardens, set adjacent to a shared green. Located in a leafy and established residential area of Tranent, East Lothian.

Comprises an entrance hall, living room, kitchen, rear hall, three flexible bedrooms, and a family bathroom.

Features include a stylish fitted kitchen with appliances, contemporary flooring, double glazing, and gas central heating. Requiring some updating, there are flexible rooms, modern lighting and superb storage, including a loft.

Externally, there is a low-maintenance patio rear garden, a small lawn with a large open green adjacent to the front, and ample residential parking.

The welcoming entrance hall provides a bright first impression and gives access to a convenient WC, with bedroom three positioned directly ahead. The spacious living room is a particularly appealing feature of the home, offering stylish wood-effect flooring, a central light fitting and a large window that fills the space with natural light, creating a warm and inviting atmosphere. There is ample room for both lounge and dining furnishings, while a built-in storage cupboard adds practicality. Double doors open through to the fitted kitchen, enhancing the sense of flow and making it ideal for both everyday living and entertaining. The kitchen is well-appointed with tiled-effect flooring, stone-effect worktops, a central light fitting, a modern column radiator and a sink with drainer. Integrated appliances include a fridge/freezer, oven and electric hob with canopy above. Bedroom three, located on the ground floor, features wood-effect flooring and offers flexibility as a guest room, home office or additional living space. A useful built-in storage cupboard is also located on the ground floor, positioned across from the kitchen.

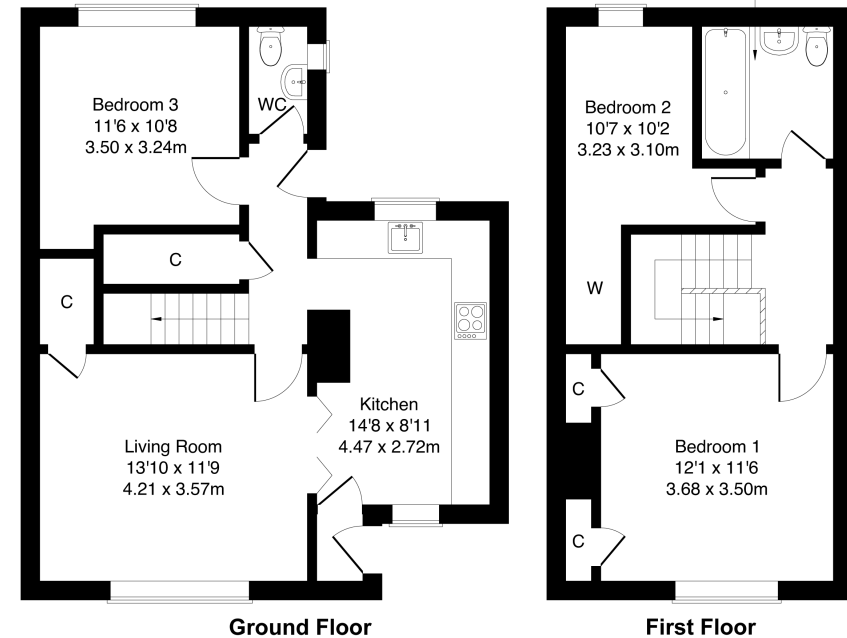
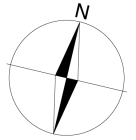
Upstairs, bedroom one is well-proportioned and benefits from soft carpeted flooring, a central light fitting and two separate built-in storage cupboards, providing excellent storage without compromising on space. The second bedroom on this level is also a comfortable size and includes a built-in wardrobe, making it ideal as a double room or spacious single. Completing the property, the three-piece fitted bathroom features a tiled splashback surround, central light fitting and an attractive brick-effect finish.



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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)

Bathroom
7'2 x 6'9
2.19 x 2.07m



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, conveniently located just off the A1, blending modern housing with a charming old town centre known for its traditional stone-built architecture. The vibrant town centre offers various amenities, including supermarkets like ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, while nearby Fort Kinnaird and Straiton retail parks feature

major retailers, restaurants, and a multi-screen cinema. Surrounded by scenic countryside, Tranent provides easy access to East Lothian's beautiful coastline and beaches. Commuters benefit from direct routes via the A1 to Edinburgh city bypass and A199, with regular bus services from the High Street and train connections available from Musselburgh, Wallyford, and Prestonpans.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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