



32 Market View,
Tranent, East Lothian, EH33 1GA



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Set on extensive garden grounds extending to around a third of an acre is this most impressive detached house. Offering beautifully presented, bright and spacious family living, 32 Market View has been upgraded to the highest of standards by the current owners with solid oak flooring, stylish bathrooms and fittings throughout.

With gas central heating and electric underfloor heating to the kitchen, utility room, shower rooms and WC and double glazed windows throughout. The accommodation includes an entrance hallway and cloakroom with two piece white suite with full wall and floor tiling. The good-sized lounge has a bay window to the front, wood flooring and a feature media wall with electric fire, concealed and open storage. The dining room is on open plan with the lounge and has French style doors leading to the rear garden. The kitchen is fitted with modern base and wall units with Stoves double range style cooker, American style fridge/freezer, microwave and dishwasher that shall remain. There is a utility room with door to the side and space for washing machine and tumble drier. Completing the ground floor accommodation is a double bedroom with full length wardrobes which house the Combination boiler.

The upper landing has a deep shelved cupboard, further cupboard and hatch access to the floored loft with light and ladder. The master bedroom has a window to the front, 2 wardrobes and an en suite shower room with walk-in shower, full tiling and window to front. There are three further bedrooms, all with fitted storage and a shower room with two piece white suite, walk-in shower and window.

Externally, the property enjoys beautifully landscaped gardens to the front and rear which are mainly laid to lawn to the front with a driveway providing off street parking. The large rear garden is fully enclosed and has an area of lawn along with large decking areas and there are views towards the Firth of Forth. To the side are two large wooden outbuildings, with power and light. The large workshop has potential to be developed into a games room or work space.

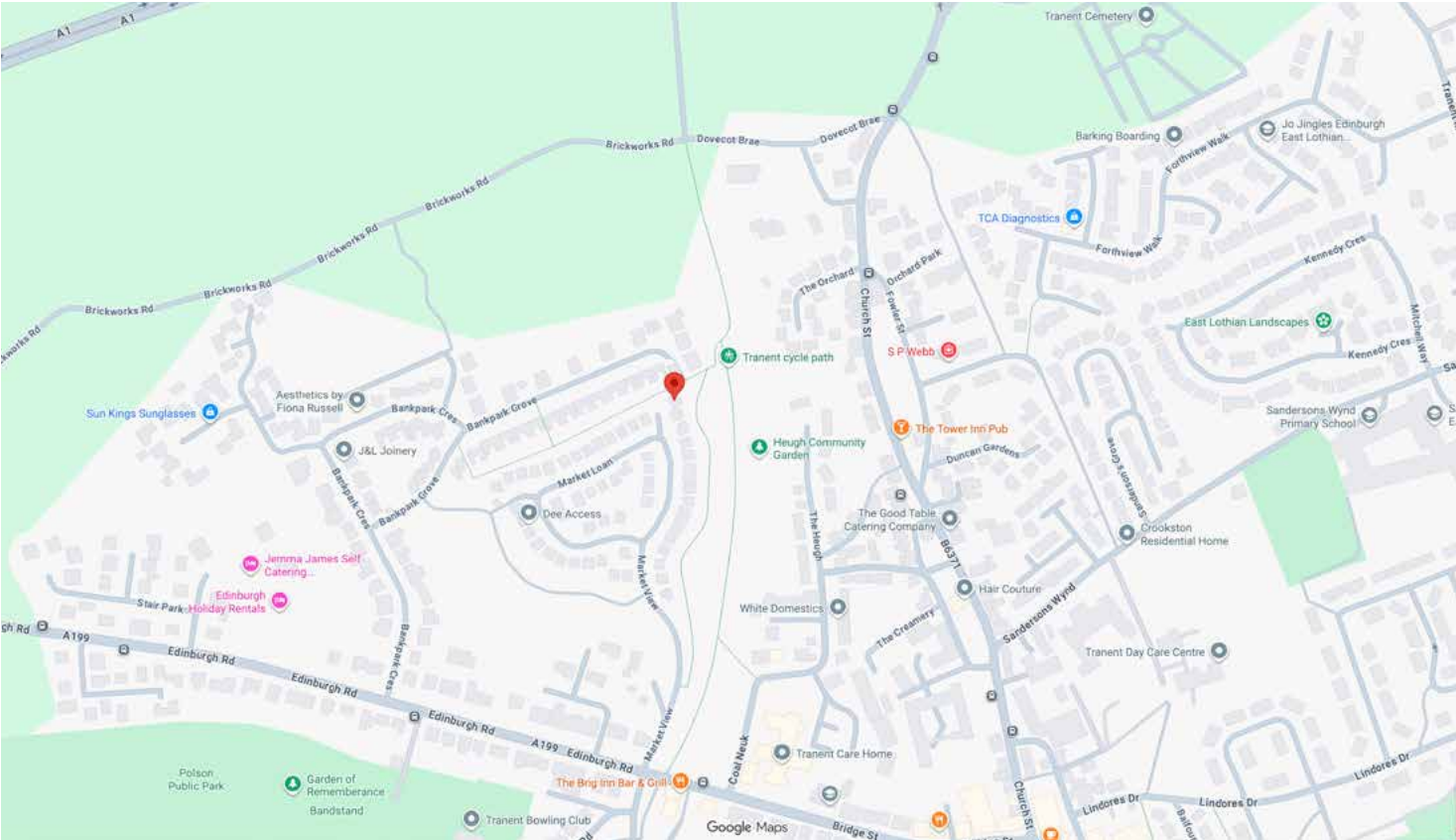
Early viewing of this striking family home is essential to fully appreciate the full extent of the accommodation and grounds offered.

There is a residents association arrangement in place for the upkeep of the development with an annual payment of approximately £260.





Bolton Old Smiddy, Bolton,
Haddington, East Lothian, EH41 4HL

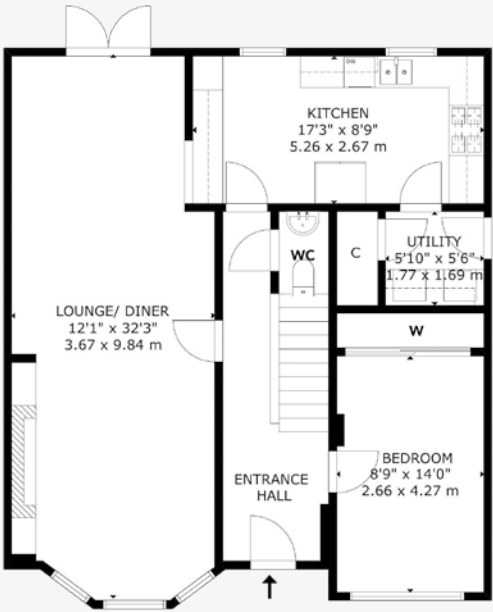


Tranent is a popular town situated on the A199 with excellent links onto the A1 and Edinburgh Bypass making this very accessible for the daily commuter.

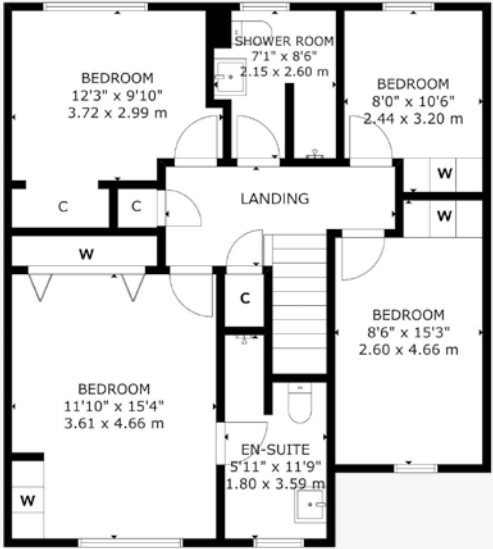
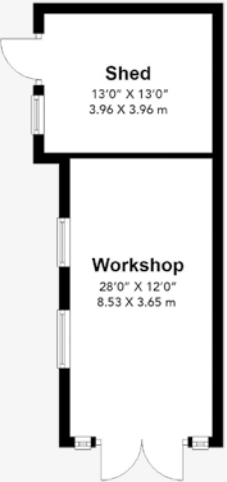
Area Description

Tranent is a popular town situated on the A199 with excellent links onto the A1 and Edinburgh Bypass making this very accessible for the daily commuter. Tranent has a good range of amenities including

shops, restaurants along with primary and secondary schools, leisure facilities and a swimming pool. Nearby Prestonpans and Wallyford both have railway stations whilst Musselburgh and Fort Kinnaird Retail Park provide additional shopping and eating choices.



Ground floor



First floor

Accommodation

Lounge / Dining Room:	9.83m x 3.68m	(32'3" x 12'1")	Bedroom 3:	3.2m x 2.44m	(10'6" x 8')
Kitchen:	5.26m x 2.67m	(17'3" x 8'9")	Bedroom 4:	4.65m x 2.6m	(15'3" x 8'6")
Utility Room:	1.78m x 1.68m	(5'10" x 5'6")	Bedroom 5:	4.27m x 2.67m	(14' x 8'9")
Bedroom 1:	4.67m x 3.6m	(15'4" x 11'10")	Shower Room:	2.6m x 2.16m	(8'6" x 7'1")
En suite:	3.58m x 1.8m	(11'9" x 5'11")	Workshop:	8.53m x 3.66m	(28' x 12')
Bedroom 2:	3.73m x 3m	(12'3" x 9'10")	hut:	3.96m x 3.96m	(13' x 13')

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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