



7 Kings Road, Tranent, East Lothian, EH33 2EJ

A Flexible Two-Bedroom, Traditional Lower Villa with Gardens and a Shared Driveway

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Property Description

A flexible two-bedroom, traditional lower villa, with gardens and a shared driveway. Set south-facing, adjacent to playing fields, in a popular and established residential area of Tranent, East Lothian.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

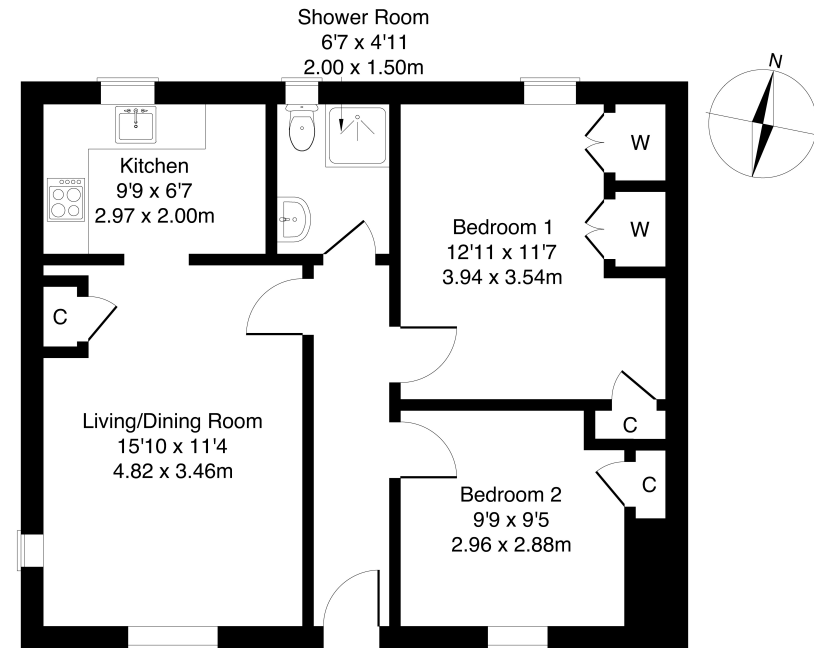
Requiring updating, this superb opportunity includes a fitted kitchen with appliances and updated internal doors. In addition, there is double glazing, gas central heating, a private front garden, and a paved driveway continuing to the rear.

Welcoming you into the property, providing access to all rooms, allowing for a seamless and functional living space. The entrance hall leads through to the spacious living room, offering flexible living accommodation with large windows that fill the space with an abundance of natural light. Just off the living room is the kitchen, finished with tiled-effect flooring, granite-effect worktops, a tiled-effect splashback, and a stainless steel sink with drainer.

It also benefits from an integrated oven, gas hob with canopy extractor above, along with a washing machine and fridge/freezer. Bedrooms one and two are both well-proportioned and feature large wardrobes, providing ample storage space. Completing the property is the shower room, finished with tiled-effect flooring and fitted with a modern three-piece suite.



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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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