



RALPH SAYER
SOLICITORS & ESTATE AGENTS

55 King's Road
Tranent, East Lothian, EH332EZ

55 King's Road

55 King's Road is a beautifully-presented and tastefully upgraded two-bedroom mid-terrace house in Tranent. The property offers bright, modern interiors over two levels, filled with natural light. An entrance hall with a ground floor WC gives access to the home, where a 21ft dual aspect living and dining room awaits. Next door is a sleek fitted kitchen where gloss cabinets hides a range of integrated appliances, whilst a rear door gives it direct access outside. Upstairs, there are two good-sized bedrooms (one enjoying a walk-in wardrobe), as well as a modern, three-piece bathroom. The suntrap, fully-enclosed rear garden has decked seating and a lawn, whilst unrestricted on-street parking is available to the front.

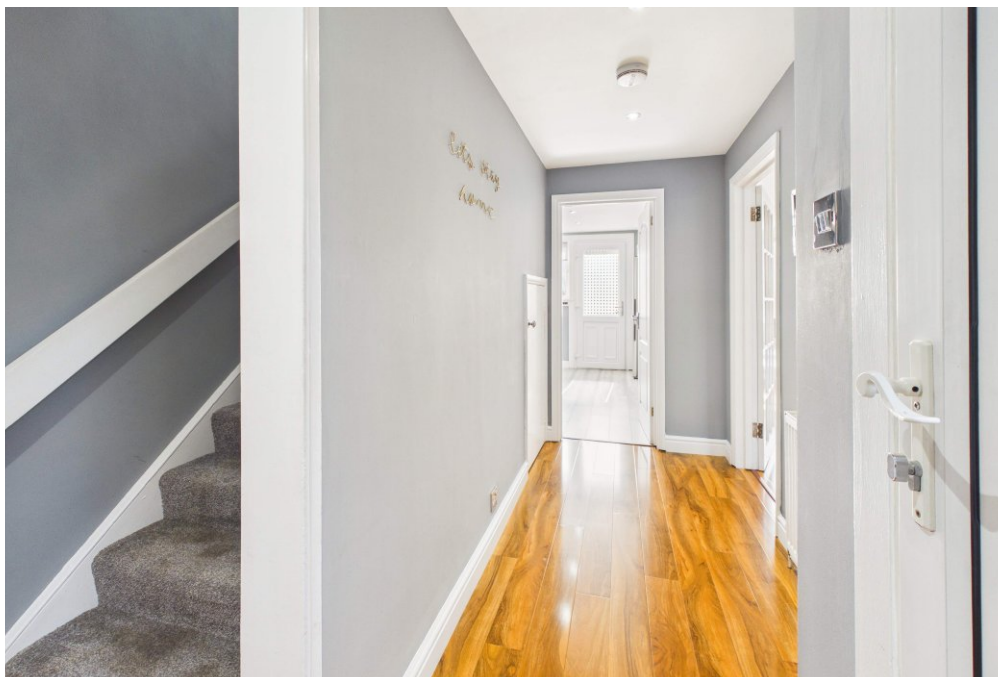
Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Tastefully-presented mid-terrace house in Tranent
- Bright, upgraded interiors over two levels
- Welcoming entrance hall
- Handy ground-floor WC
- Spacious, dual aspect living and dining room
- Sleek fitted kitchen with rear garden access
- Two good-sized first-floor bedrooms
- Walk-in wardrobe to one bedroom
- Contemporary, first-floor bathroom
- Private and sunny enclosed rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing throughout







A generous 21ft living / dining room and a sleek modern kitchen with garden access







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for a virtual tour](#)



Tranent, East Lothian

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre, and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy.

Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area.

For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym.

Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.

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dream property!



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Floorplan

