

8 Swan Road

TRANENT, EAST LoTHIAN, EH33 2JG



A SPACIOUS TWO-BEDROOM MID-TERRACED HOME IN POPULAR TRANENT



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McEwan Fraser Legal is delighted to present this two-bedroom mid-terraced house in an established residential area of Tranent. The property offers well-proportioned accommodation over two levels, together with a fully enclosed rear garden. Internally, the house would now benefit from a programme of upgrading, giving the next owner an excellent opportunity to improve the property to their own taste and add value.

The front door opens into an entrance vestibule with useful storage, which leads through to the central hallway. The living room is particularly generous in size and benefits from a dual aspect, allowing in plenty of natural light and providing ample space for a good range of free-standing furniture.



The dining kitchen is well proportioned and practical, with ample space for a family dining table alongside a range of base and wall-mounted units. Although it would benefit from updating, its generous dimensions offer an excellent opportunity to create a stylish, contemporary hub for everyday living and entertaining. A rear hallway provides additional storage and direct access to the garden.





Upstairs, two well-proportioned bedrooms both benefit from built-in wardrobe space. Bedroom one has been subdivided to accommodate two children, but this partition can be removed.







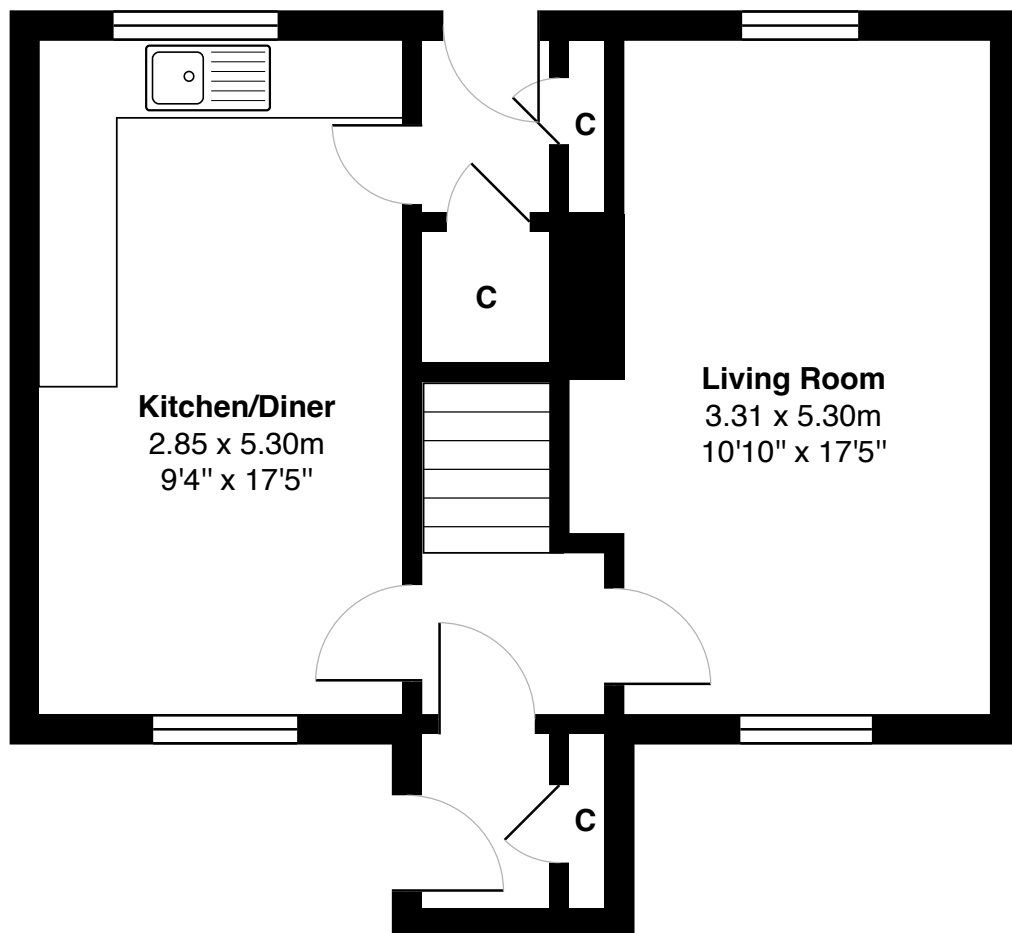
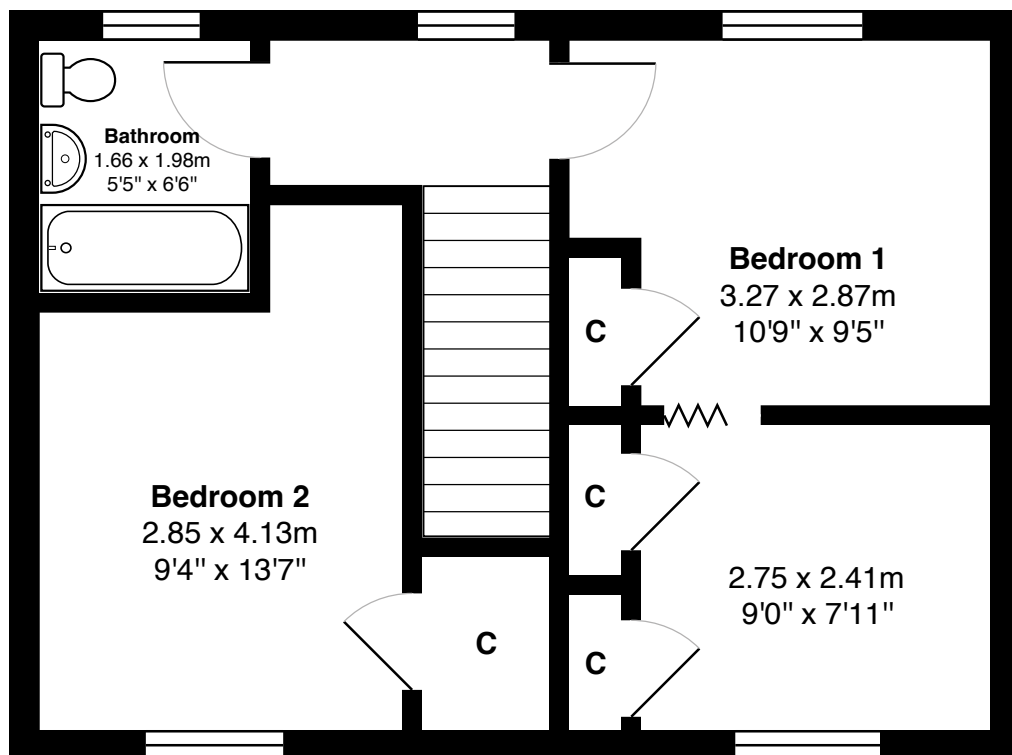
Bedroom 2





The accommodation is completed by a three-piece bathroom with a shower over the bath. Again, the first floor would benefit from cosmetic and decorative upgrading, allowing a purchaser to put their own stamp on the property.





Gross internal floor area (m²): 83m²

EPC Rating: C



Externally, the rear garden is fully enclosed and incorporates both patio and lawned areas, providing a good amount of private outdoor space.

Swan Road is well placed for access to Tranent town centre and its excellent range of everyday amenities, including shops, supermarkets, schooling and regular bus services. The surrounding East Lothian countryside and coastline are also within easy reach, while good road connections make the property a practical option for those commuting into Edinburgh.

Overall, this is a well-proportioned two-bedroom home which offers considerable potential for a buyer looking for a property they can upgrade and improve to their own specification.

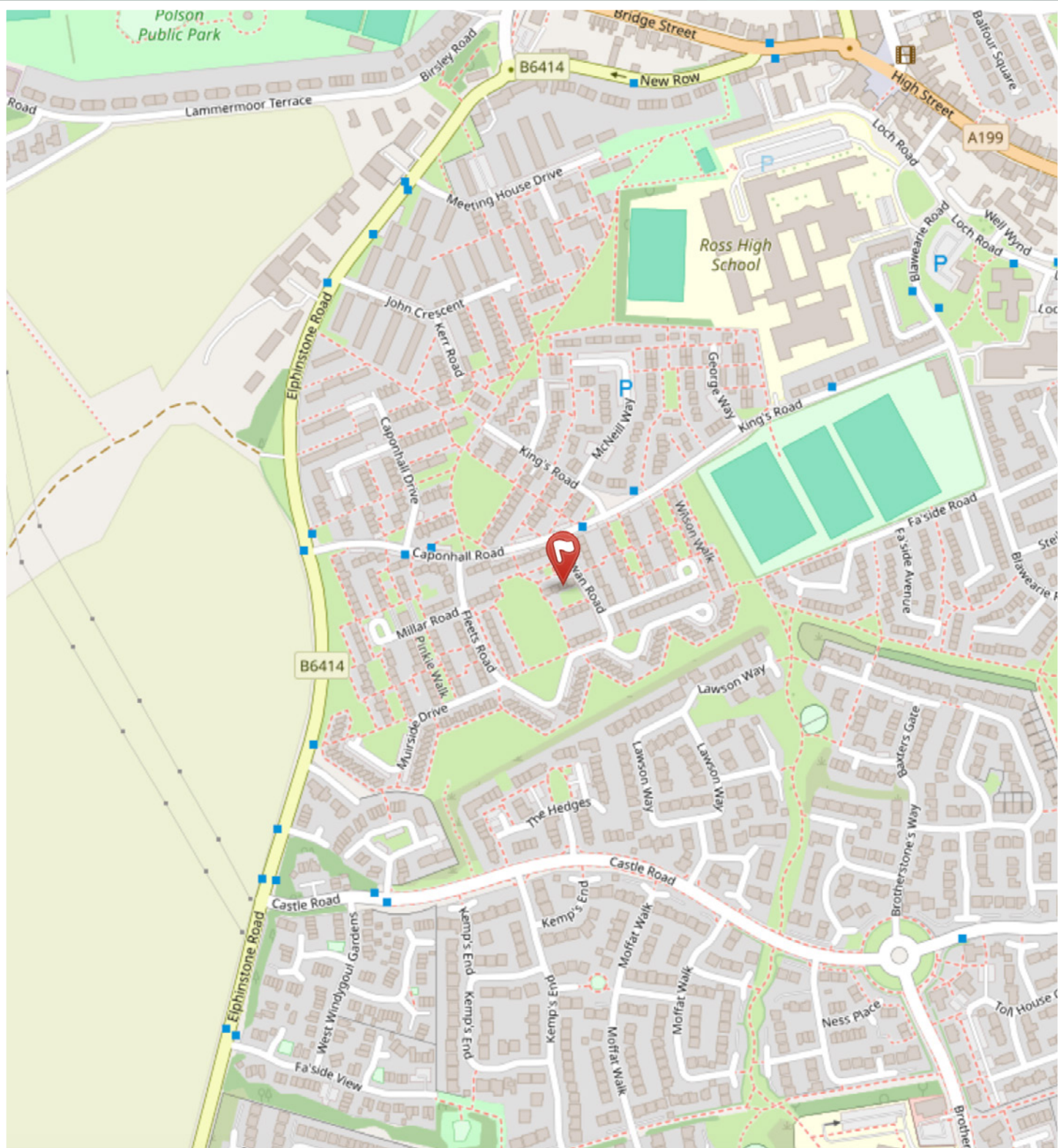


Swan Road is situated in the popular East Lothian town of Tranent, offering an excellent balance of local amenities, good schooling and easy access to Edinburgh. It suits families and commuters, with everyday services nearby and coast and countryside within easy reach. Tranent has a good selection of shops, supermarkets, cafés, restaurants, leisure facilities and healthcare provision, with further shopping and recreation at Musselburgh and Fort Kinnaird.

Families are well catered for, with local primary schools and secondary education at Ross High School, plus parks, play areas and countryside for walking and cycling.

The A1 provides a route into Edinburgh and throughout East Lothian and towards the Scottish Borders. Regular buses serve the town, while Wallyford and Prestonpans rail stations connect into Edinburgh city centre. The coastline is easily reached, with beaches at Longniddry, Gullane and North Berwick, and East Lothian is renowned for golf courses, country walks and attractive coastal towns and villages.

The Location



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