

11 Meetinghouse Drive

TRANENT, EAST LoTHIAN, EH33 2HT



INVESTMENT OPPORTUNITY

*BRIGHT TWO BEDROOM HOME WITH GENEROUS
REAR GARDEN IN POPULAR TRANENT LOCATION*



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*****TENANTED PROPERTY,
INVESTORS ONLY*****

This well-presented two-bedroom home offers bright and comfortable accommodation over two levels, complemented by a generous rear garden, convenient side access and on-street parking.

The property opens into a bright and spacious hallway, finished with neutral carpeting and contemporary grey and white decor. The well-proportioned living room enjoys an abundance of natural light from windows positioned to either side, creating a bright and welcoming space, while neutral decor and carpeting provide a versatile finish.





The kitchen offers a practical layout with space for a washing machine, cooking appliances and a fridge freezer. Finished in neutral tones with grey brick-effect feature wallpaper, the kitchen also benefits from built-in storage and direct access to the rear garden.





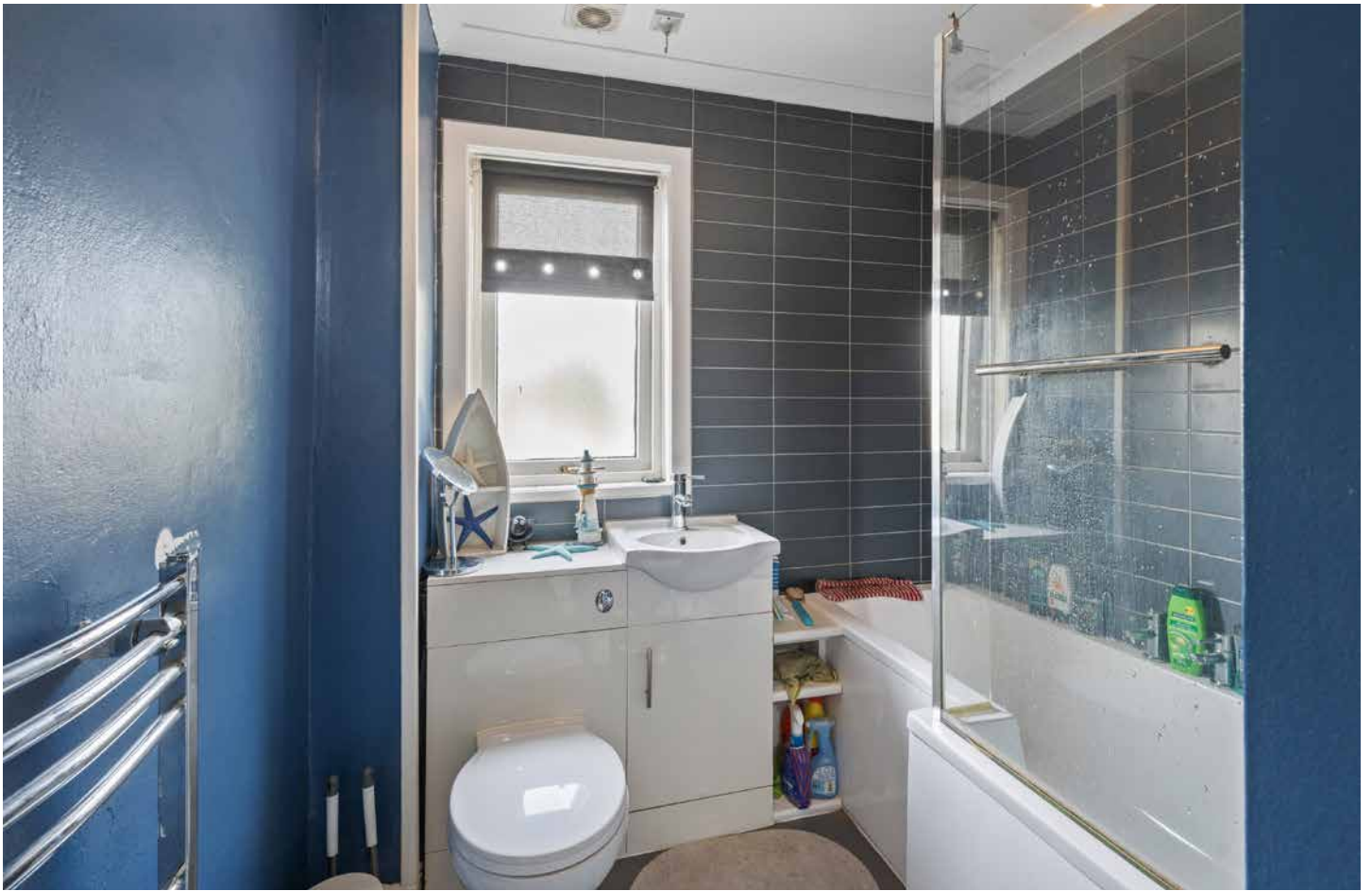
Upstairs, there are two well-sized double bedrooms, both enjoying ample natural light, built-in storage and carpeted flooring.





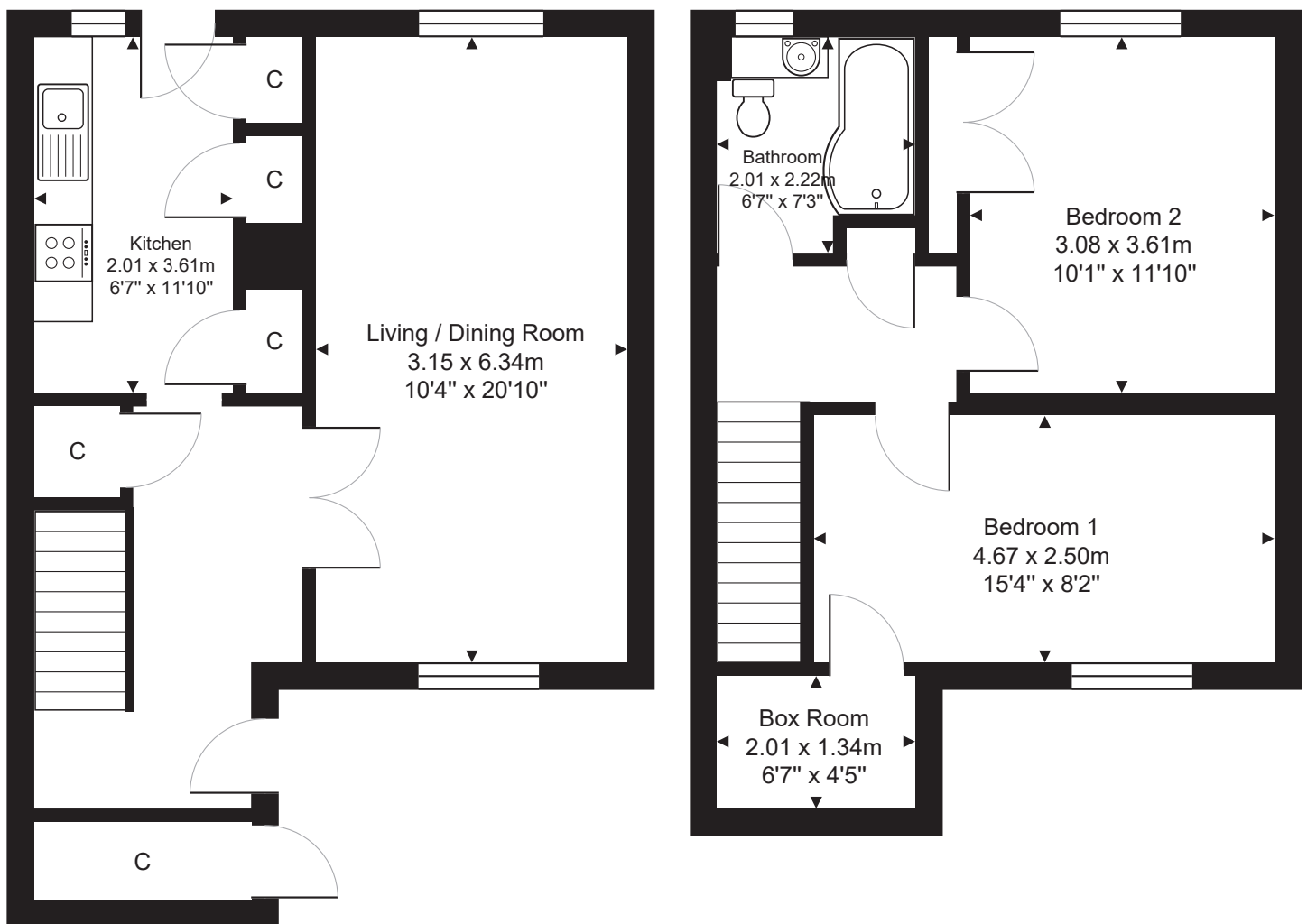
Bedroom 2





The family bathroom is fitted with a white three-piece suite, complemented by blue painted walls, tiling around the bath and a chrome heated towel rail.





Gross internal floor area (m²): 79m²

EPC Rating: D



Externally, the rear garden is mainly laid to lawn with mature trees, providing an attractive outdoor space with direct access from the house. Side access offers additional convenience, while on-street parking is available to the front of the property.





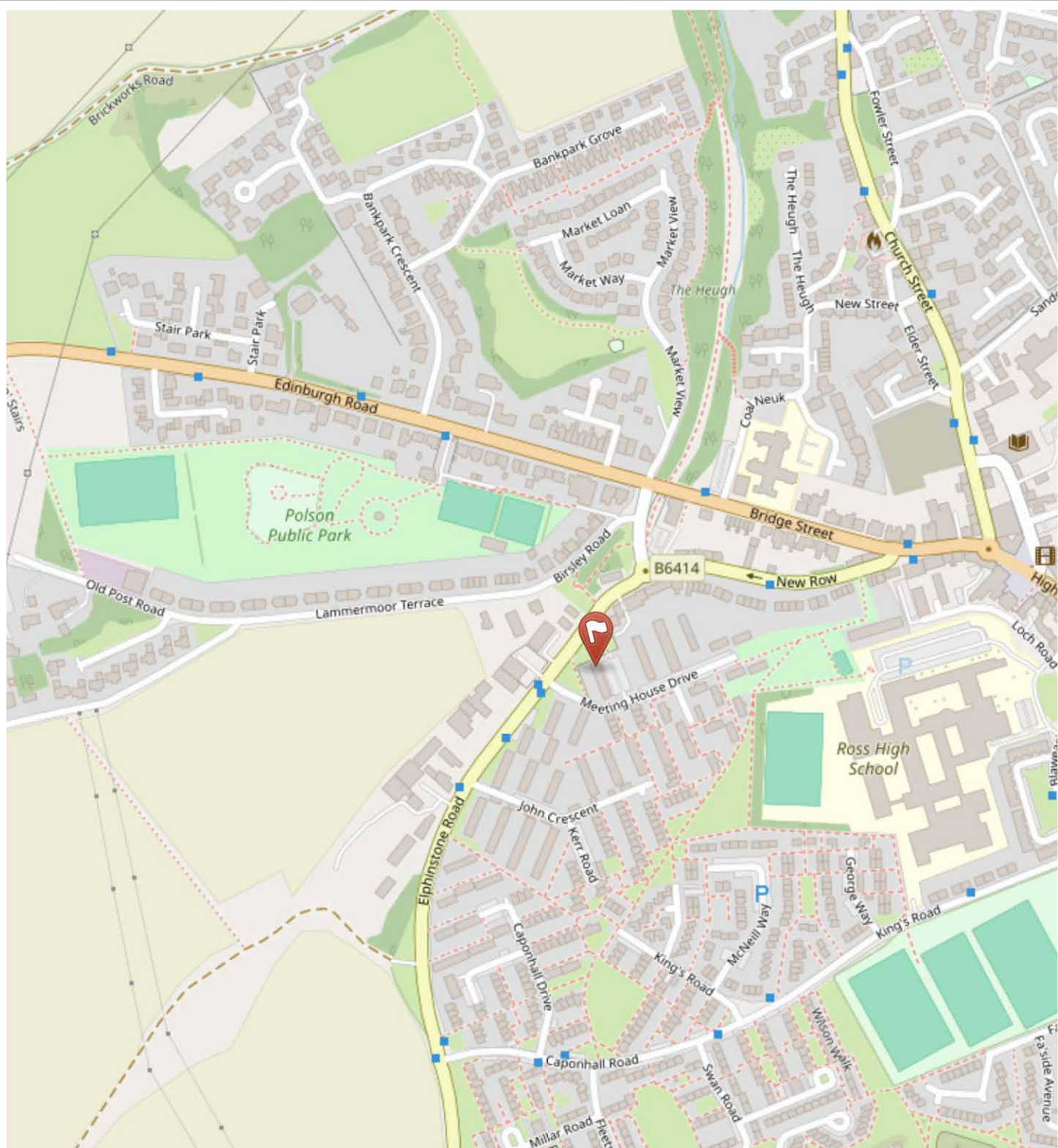
Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.

The town itself has a well-established High Street with a choice of banks, ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores.

Tranent's popularity with commuters is in part due to excellent bus services operating to and from the City Centre and many surrounding areas along with a network of roads leading to the City Centre which is approximately 10 miles away.

Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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