



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**14 TRANTER ROAD**

Aberlady, East Lothian, EH32 0UE





## GENEROUS DETACHED HOUSE

Forming part of an established modern development in desirable Aberlady, this generous detached house offers spacious and flexible accommodation set over two floors, including four/five bedrooms, two/three reception areas, two four-piece bathrooms, a shower room, and a WC, and enjoys lovely views of the East Lothian countryside. Externally, the appealing family home is accompanied by a spacious garden, a detached double garage, and a private double driveway.

A ramp or a few steps take you to the home's front door, which opens into an entrance vestibule flowing through to a hall, with both areas accompanied by built-in storage and the hall further benefiting from a useful WC. On your right, double doors open into a living room, spanning the entire depth of the property and illuminated by dual-aspect windows, one of which is south-facing. The room is decorated in neutral tones, enhanced by an accent wall and a handsome wood floor, with a homely fireplace creating a warming focal point. Ample floorspace is provided for arrangements of lounge furniture.

### FEATURES

- Generous detached house in Aberlady
- Entrance vestibule and hall with storage and WC
- Spacious, dual-aspect living room
- Dining room/fifth bedroom
- Modern breakfasting kitchen
- Versatile family room
- Four double bedrooms
- One four-piece en-suite bathroom
- One en-suite shower room
- Four-piece family bathroom
- Large rear garden
- Detached double garage
- Private double driveway







## KITCHEN & DINING ROOM

**A**cross the hall, a dining room presents an ideal space for sit-down family meals and entertaining with guests, whilst also offering potential to be used as a fifth bedroom, if desired. The kitchen is situated to the rear of the property and enjoys an open-plan layout to a family room. The family room offers space for a choice of furniture and features French doors opening onto the rear garden – perfect for the summer months! The kitchen is fitted with a wide selection of modern wood-styled wall and base cabinets, framed by spacious worktops and splashback tiling, and provision is made for a small breakfasting/casual dining area. A utility room (with external access) supplements the kitchen.







## FOUR DOUBLE BEDROOMS

A landing (with storage) on the first floor leads to four good-sized double bedrooms and a family bathroom. The bedrooms are all elegantly decorated and carpeted for optimum comfort, and the principal boasts a walk-in dressing area with fitted wardrobes, leading to a four-piece en-suite bathroom comprising a bathtub, a shower, and a WC-suite set into vanity storage. The remaining bedrooms are all also accompanied by built-in wardrobes and the second largest benefits from an en-suite shower room. The family bathroom comes complete with a bath with a shower attachment, a separate shower enclosure, and a WC-suite set into storage.







## LARGE REAR GARDEN

Externally, the house is complemented by a generous rear garden, predominantly laid to lawn and featuring a decked terrace and a patio for outdoor seating, as well as a shed for useful storage. Excellent private parking is provided by a detached double garage and a private double driveway.

Extras: Kitchen appliances comprising an integrated double oven, a gas hob, an extractor hood, a fridge/freezer, and a dishwasher will be included in the sale, as well as a freestanding washing machine and dryer. Please note, no warranties or guarantees shall be provided for the appliances.



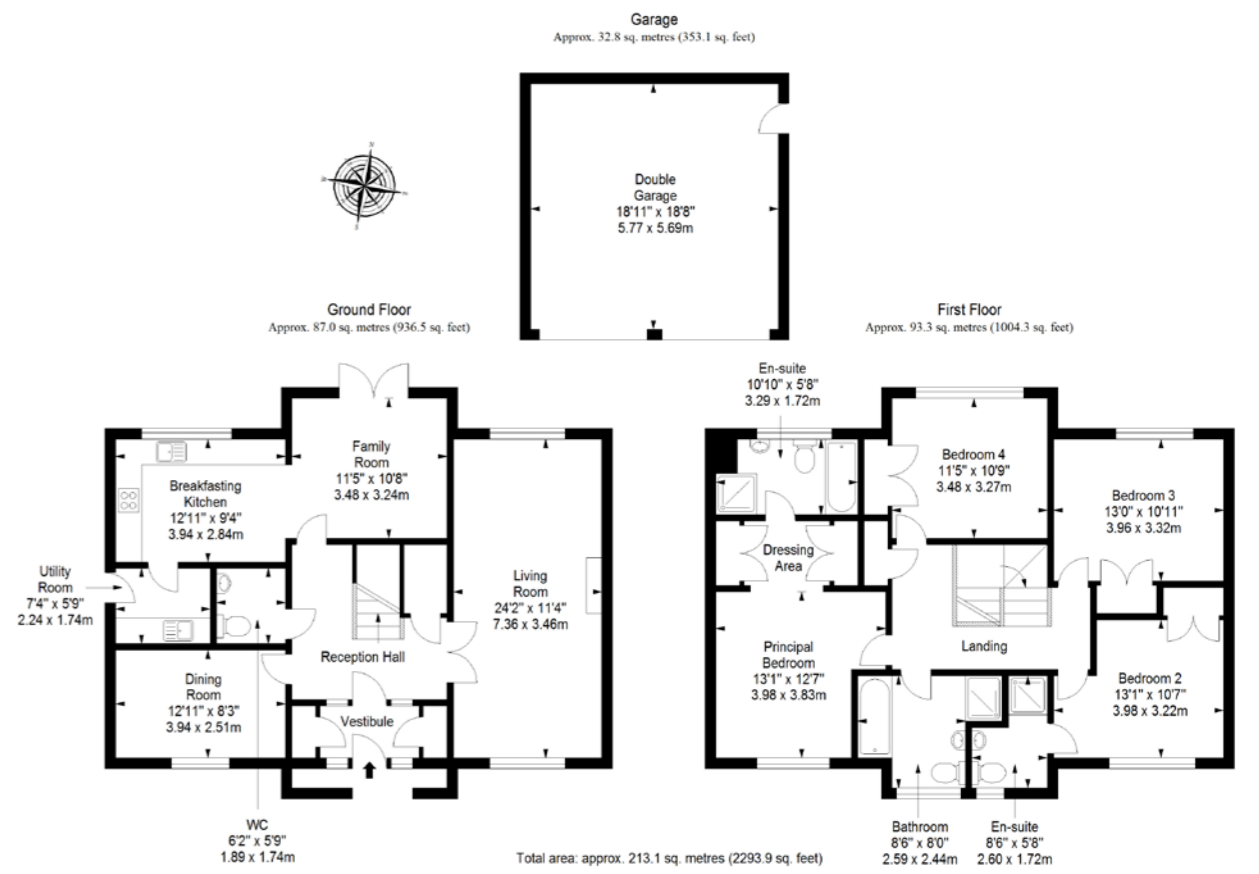




## ABERLADY, EAST LOTHIAN

Set on the stunning East Lothian coastline, the seaside village of Aberlady is one of exceptional natural beauty. Like much of East Lothian, Aberlady is a haven for golfers, with several courses including Kilspindie, Luffness, and Craigielaw, and first-class accommodation and amenities catering for locals and visitors alike. The village offers two charming hotels – the Old Aberlady Inn and the award-winning Duck’s Inn, as well as a Post Office and a village store. For more extensive shopping, nearby North Berwick promises a wealth of independent stores, high-street retailers and supermarkets. Donald Watson Art Gallery at Waterston House in Aberlady is a favoured exhibition venue of many of the UK’s leading wildlife artists and photographers, who flock to the area for its rich nature and wildlife. A tranquil afternoon can be spent walking along the shore (part of the John Muir Way) or visiting idyllic Aberlady Bay – Britain’s first local nature reserve. Aberlady benefits from its own primary school and falls within the catchment area for highly-regarded North Berwick High School. Aberlady is within easy reach of the A1, just 30 minutes’ drive from Edinburgh. Regular bus services connect to Longniddry train station (around three miles away) and to the heart of Edinburgh.

EPC RATING: **C** COUNCIL TAX BAND: **G** VIEWINGS  
 By appointment with Gilson Gray on 01620 893 481







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## EAST LOTHIAN

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## DUNDEE

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## BORDERS

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