



GARDEN STIRLING BURNET

**1 SANDEE**

TRANENT, EAST LOTHIAN, EH33 2DT



## PROPERTY SUMMARY



Boasting family orientated accommodation including two reception rooms, a large breakfasting kitchen/family room, five bedrooms, and three bathrooms (plus a WC), as well as a west-facing garden, an integral double garage, and a private multi-car driveway, this generous detached house is situated within an established residential development in Tranent. The home will undoubtedly appeal to growing families and lies within easy reach of Tranent's amenities and the surrounding countryside.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







"...Five bedrooms with storage..."







**"...Generous detached house situated within an established residential development in Tranent..."**

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## **FEATURES**

- Generous detached house in Tranent
- Spacious and flexible accommodation
- Reception hall with storage, WC, and garage access
- Elegant living room
- Formal dining room
- Large breakfasting kitchen/family room
- Five bedrooms with storage
- Two en-suite shower rooms
- Separate, four-piece family bathroom
- West-facing rear garden
- Integral double garage
- Private multi-car driveway
- Gas central heating and double glazing





# FLOORPLAN

OFFERS TO:  
8 Westgate  
North Berwick  
EH39 4AF

Tel: 01620 892 307  
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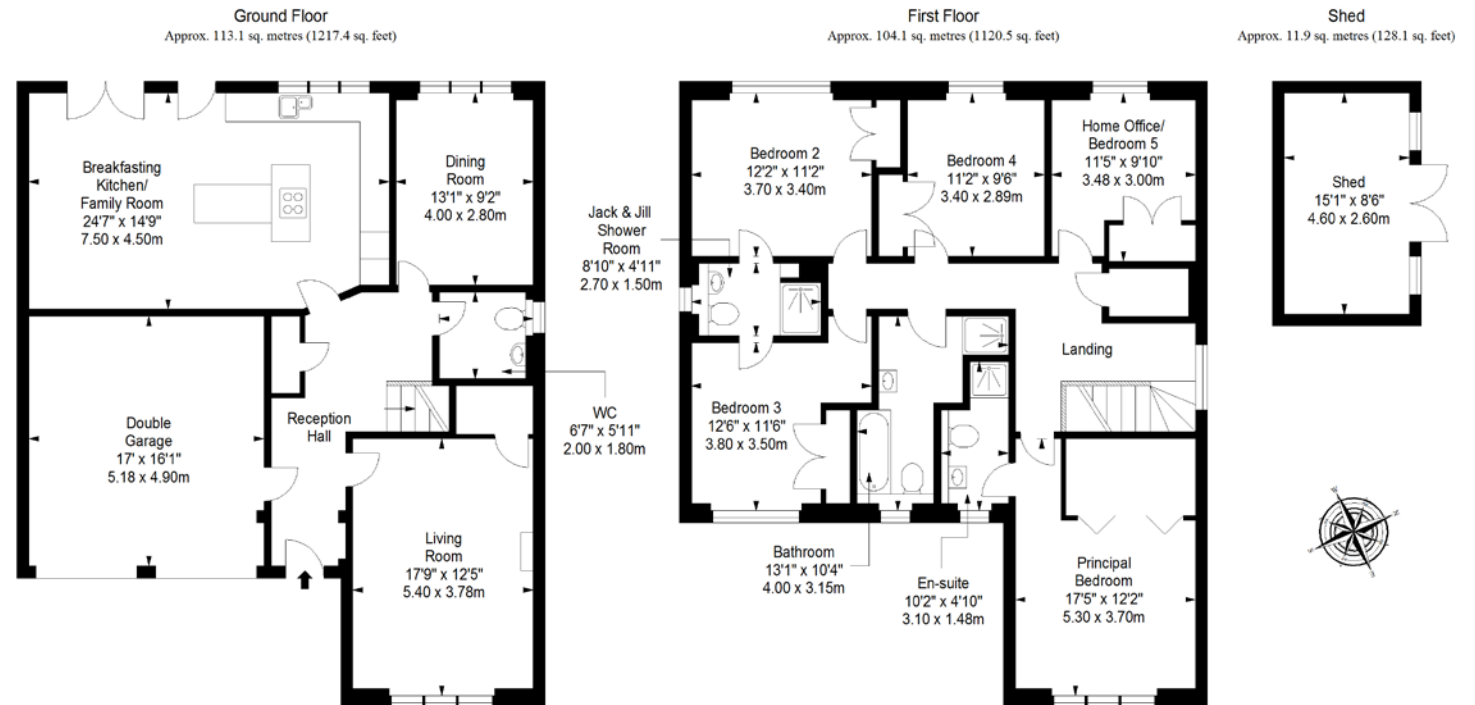
DX 541247  
North Berwick



## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.



Total area: approx. 229.1 sq. metres (2466.0 sq. feet)