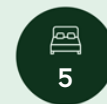




GARDEN STIRLING BURNET

OSSAIN HOUSE, 2 COAL NEUK CORNER
TRANENT, EAST LoTHIAN, EH33 1BF





Offering spacious and flexible accommodation, this detached house in Tranent enjoys three reception rooms, a dining kitchen, five bedrooms, three bathrooms, and a separate WC, plus a garden and a gated private driveway.

The front door opens into an entrance porch, leading through to a hall with built-in storage, affording access to a second hall with a useful WC. You step from here into a living room, where double doors connect to a dining room. The living room peacefully overlooks the rear garden, features a fireplace, and offers plenty of space for furniture layouts, whilst the south-facing dining room can comfortably accommodate a six-seater table alongside additional furniture. A third versatile reception area offers various options for use to suit the new owner. The kitchen is also situated to the rear of the house and offers space for a casual dining area, set next to doors opening onto the garden. It is well-appointed with a wide range of cabinets, spacious worktops, and splashbacks, with integrated appliances comprising a cooker, an extractor fan, a fridge/freezer, a dishwasher, and a microwave. A utility room (with external access) supplements the kitchen with cabinetry, a washing machine, and a clothes pulley.

FEATURES

- Detached house in Tranent
- Spacious and flexible accommodation
- Entrance porch and halls with storage and WC
- Large living room
- Formal dining room
- Home office/family room
- Dining kitchen
- Principal bedroom with walk-in wardrobe and en-suite
- Second double bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Landscaped rear garden
- Gated front driveway
- Gas central heating (electric heating on 2nd floor) and double glazing





Four of the home's bedrooms and the family bathroom can be found on the first floor, approached via an airy landing. The two largest bedrooms are accompanied by built-in wardrobes and one has an en-suite shower room. The entirety of the second floor is dedicated to the principal suite, accessed via a charming spiral staircase and a landing with built-in storage. The principal suite comprises a large sleeping area, a walk-in wardrobe, and an en-suite shower room. Gas central heating (with electric heaters on the second floor) and double glazing ensure year-round comfort and efficiency.

Externally, the house is complemented by a landscaped rear garden featuring a lawn, areas of gravel and paving for outdoor seating and barbecues, and a wealth of leafy, colourful shrubbery. Private parking is provided by a gated front driveway. Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The furniture is available by separate negotiation.







TRANENT

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. There are also several buses from the end of the road (a couple of minutes' walk away) that take pupils to many of the independent schools in Edinburgh.



SCAN HERE
To learn more about Tranent





**OFFERS TO:
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EH41 3JS**

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DX540733 Haddington



HOUSE SALES

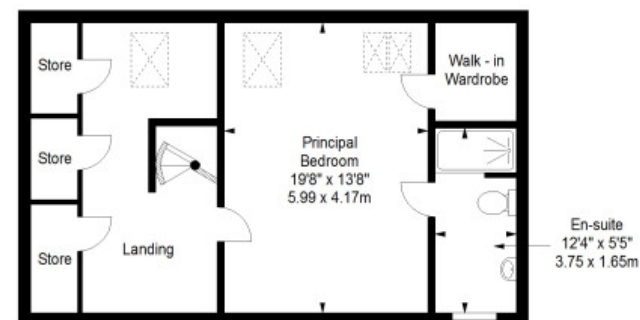
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

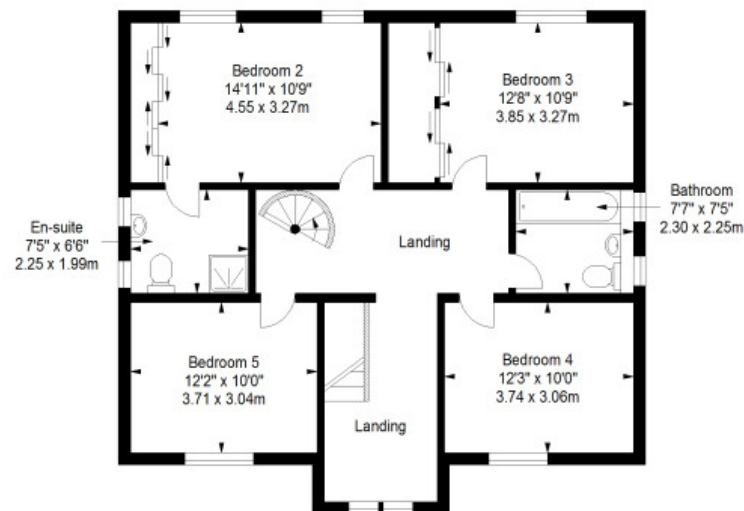
FLOORPLAN



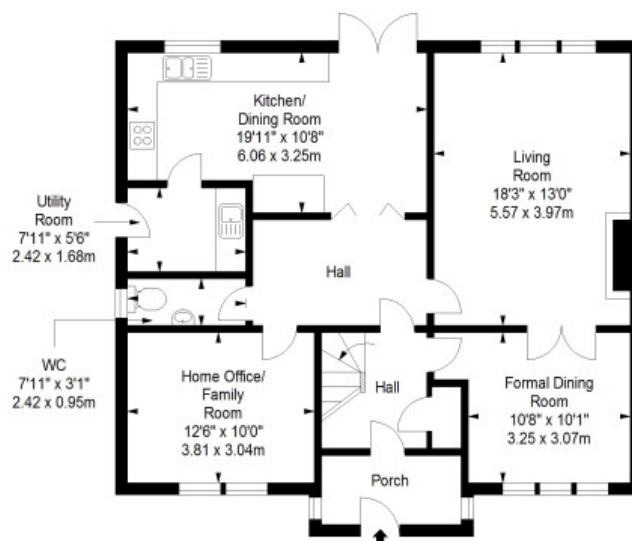
Second Floor
Approx. 58.4 sq. metres (628.6 sq. feet)



First Floor
Approx. 90.0 sq. metres (968.8 sq. feet)



Ground Floor
Approx. 92.1 sq. metres (991.4 sq. feet)



Total area: approx. 240.5 sq. metres (2588.8 sq. feet)