



GARDEN STIRLING BURNET

**23 NESS PLACE,**  
TRANENT, EAST LoTHIAN, EH33 2QP

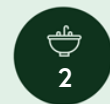




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Part of a family-friendly development in Tranent, this executive four-bedroom detached house offers generous accommodation and a sought-after lifestyle, enjoying close proximity to the countryside and coastline. Furthermore, the south-facing residence is brought to market in move-in condition, providing modern interiors, landscaped gardens, and private parking.

The home is nestled behind a mature front garden, the main door opening into a bright hall that offers a warm welcome and a WC. On the left is the living room. Here, a generous footprint accommodates a wide choice of furnishings, whilst a south-facing bay window ensures a light-filled ambience throughout the day. The space is further enhanced by a neutral palette, allowing for ease of styling. A second reception room is next door, providing an elegant and versatile space that can be used for dining or as an additional sitting area (if desired). It also extends out into the garden for summer barbecues. Meanwhile, the breakfasting kitchen enjoys a Shaker-inspired design, equipped with white cabinets and complementary worktops, framed by on-trend splashback tiles. The sophisticated look is finished by a fitted breakfast bar and integrated appliances. It is also supplemented by a utility room.

## FEATURES

- Executive detached house in Tranent
- Presented in move-in condition
- Part of a family-friendly development
- Naturally-lit entrance hall with a WC
- Large living room with a bay window
- Sitting/dining room with garden access
- Breakfasting kitchen and a utility room
- Four double bedrooms with wardrobes
- Contemporary en-suite shower room
- Family bathroom with four-piece suite
- Fully-floored attic with pull-down ladder
- Landscaped front and rear gardens
- Integrated garage and double driveway
- Gas central heating and double glazing





On the first floor, a landing provides storage before connecting to the four double bedrooms. Each room has light neutral décor and a fitted carpet for comfort, as well as a built-in wardrobe for added convenience. The principal bedroom also boasts a contemporary ensuite shower room, whilst the remainder of the home is served by a four-piece family bathroom, which incorporates a bath and a separate shower cubicle. There is also a fully-floored attic (accessed via a pull-down ladder) for storage). The property has gas central heating and double glazing throughout. In addition to the front garden, there is a fully-enclosed rear garden, which is perfect for families. It has a large lawn and a patio for relaxing and dining in the sun. Generous private parking is also provided via a double monoblock driveway and an integrated single garage.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances (gas hob, double oven, fridge/freezer, dishwasher, and washing machine), and an undercounter tumble dryer.





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## TRANENT

Tranent, East Lothian

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.



**SCAN HERE**  
To learn more about Tranent





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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

