



28 Fleets Grove, Tranent, East Lothian, EH33 2QB

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Bright and spacious rarely available detached property brought to the market by McDougall McQueen. We are delighted to offer you this lovely spacious four-bedroom detached villa which has been extended to provide superb family accommodation over two levels, situated in a much sought-after modern residential estate, in the lovely East Lothian town of Tranent. Presented to the market in walk-in condition, this property offers superb family living. It is positioned close to all amenities in Tranent, and we are sure it will prove to be extremely popular with a variety of buyers. Tranent is ideally placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network. Viewing is by appointment and should be made at your earliest convenience.

- Ground floor wc
- Bedroom four with front facing window
- Spacious living room with front facing window and French doors to the dining area
- Gorgeous kitchen with open plan dining area, a range of modern base and wall units with ceramic sink, plinth and under unit lighting, dual fuel range cooker, integrated full height fridge, integrated dishwasher, microwave grill, and wine cooler
- Dining area with French doors to the rear garden
- Utility room with sink, a range of units, garden, and garage access
- Upper hallway with store cupboard, loft access (part floored with light)
- Main bedroom with window to the front, and his and hers built-in wardrobes
- Bedroom two with rear facing window and built-in wardrobe with eaves access
- Bedroom three with rear facing window and eaves access
- Lovely family bathroom with double ended bath with mid mount taps, overhead raindrop shower and attachment, folding shower screen, wc and sink with vanity unit, and a towel radiator
- Newly fitted double glazing and doors, with gas central heating
- Large, attached garage with double roller remote door, light, and power
- Private garden grounds to the front, side, and a rear, providing the ideal space for relaxation
- Driveway providing off-street parking



## Location

Tranent has excellent local shopping facilities, schooling for all ages and within the immediate area and a wide range of leisure and recreational facilities. For those commuting the A1 is on your doorstep and the journey into Edinburgh is both fast and easy as the city bypass is five minutes away by car and there are also regular buses in the town, and train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside, fine coastlines and famous golf courses are also virtually on the doorstep of this property.

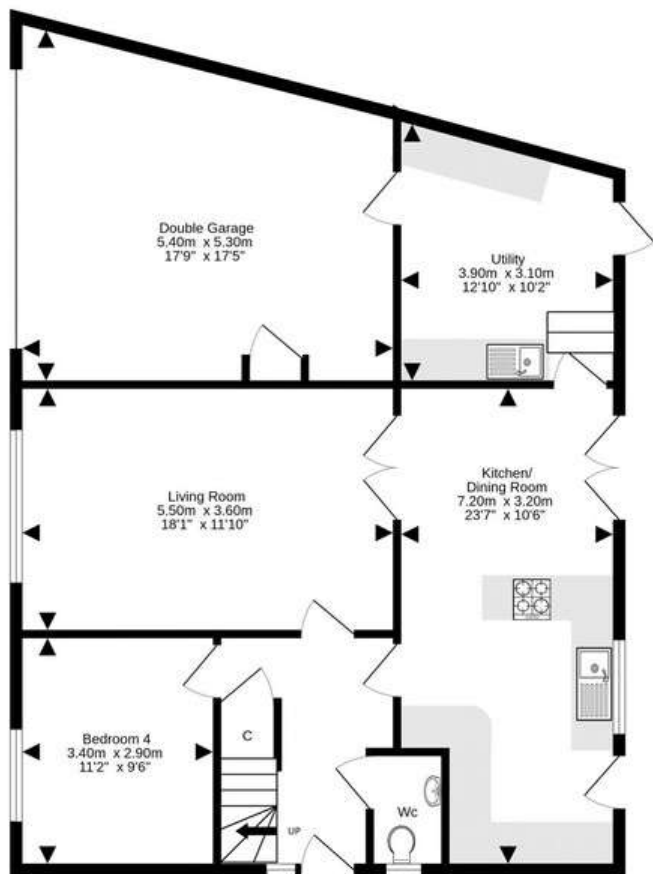
## Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation

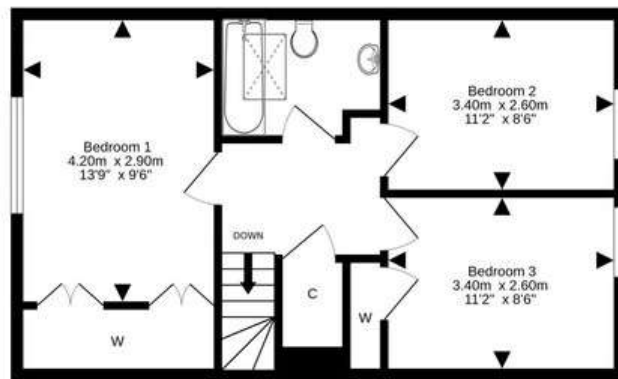
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



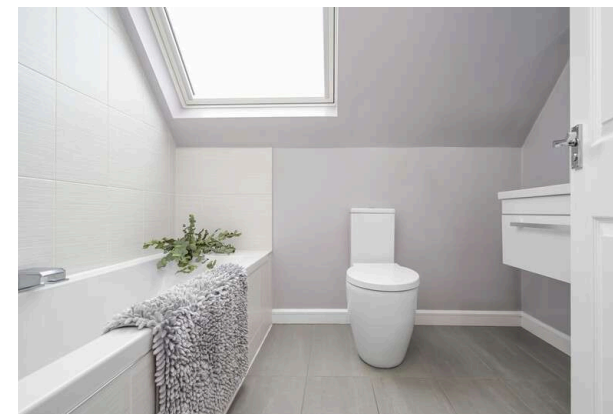
Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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