



GILSON GRAY

LAW • PROPERTY • FINANCE

18 MAINS GARDENS

Tranent, East Lothian, EH33 1FB



This three-bedroom detached house is tucked in a quiet cul-de-sac within an established residential development in Tranent, set next to an open field and enjoying sea views. It offers spacious living accommodation and is accompanied by front, side, and rear gardens, a single garage, and a private driveway. The home and its location are sure to appeal to a wealth of buyers, with close proximity to Tranent's amenities, such as shops (including major supermarkets), schools at primary and secondary level, cafés and restaurants, transport links, and scenic outdoor spaces.

Extras: Integrated kitchen appliances comprising a double oven, hob, and extractor fan will be included in the sale, as well as a freestanding fridge/freezer. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Detached house in Tranent
- Quiet cul-de-sac setting
- Situated close to the town's amenities
- Entrance hallway with built-in storage and WC
- Generous, dual-aspect living/dining room
- Bright kitchen with garden access
- Three bedrooms (one with built-in wardrobes)
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Gardens to the front, side, and rear
- Potential for extension (STPP)
- Single garage and private driveway
- Gas central heating (powered by a new boiler)







"THIS THREE-BEDROOM,
TWO-BATHROOM DETACHED
HOUSE IS SURE TO APPEAL
TO A WEALTH OF BUYERS."





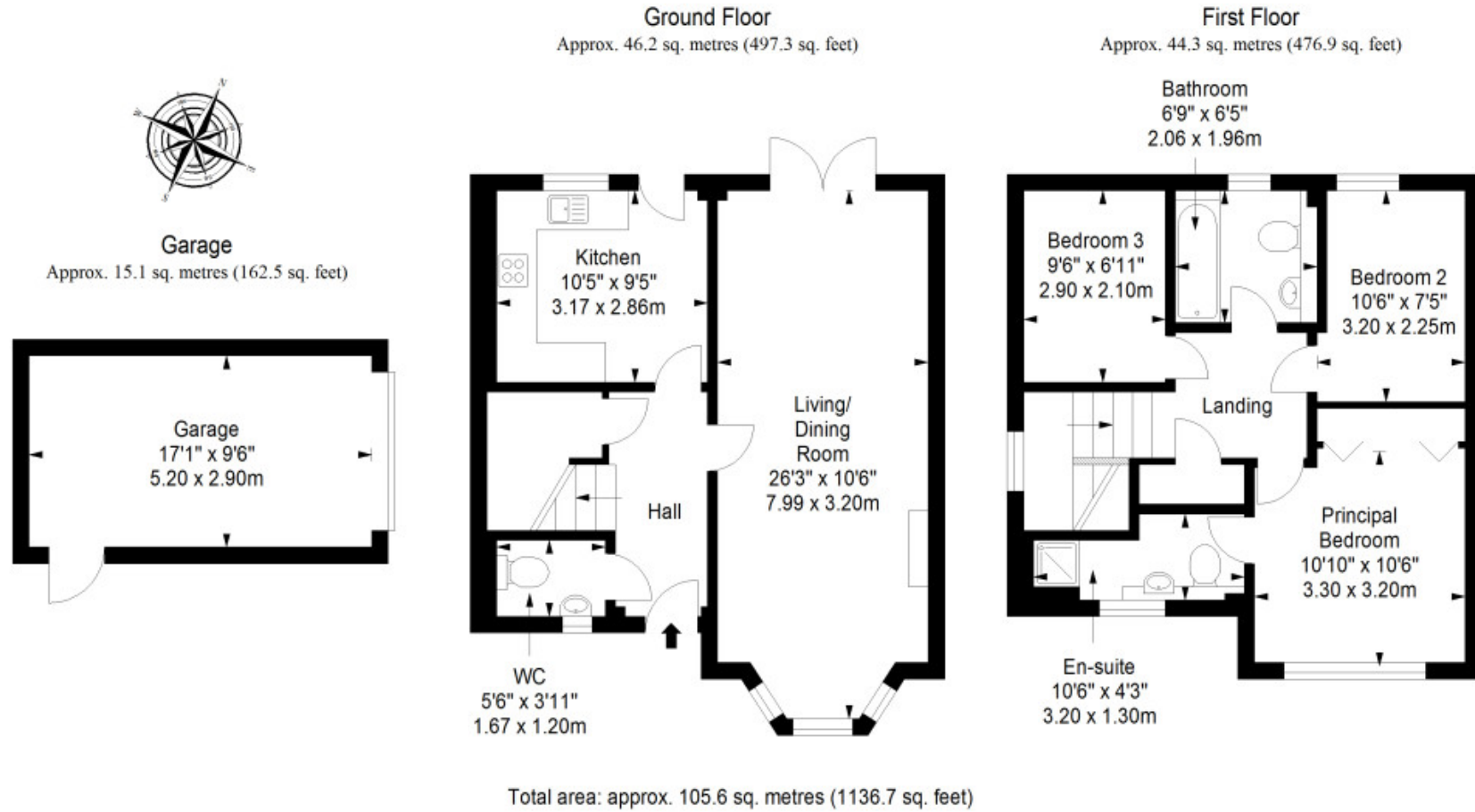
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481





GILSONGRAY.CO.UK

EDINBURGH

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GLASGOW

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EAST LOTHIAN

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BORDERS

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