





Presented to exceptionally high standards, this executive four-bedroom detached house boasts stylish contemporary interiors and generous living space. It features a top-quality dining kitchen, three premium washrooms, and excellent built-in storage, as well as private parking and a large family-friendly garden. Set at the end of a quiet cul-de-sac by open countryside, the modern home also enjoys a desirable position on the rural fringes of Tranent. It remains within easy reach of amenities and local schools, and is positioned for easy access to the A1 for direct commutes to Edinburgh.

Nestled beside a front lawn, the home's main door opens into a hall that immediately establishes the quality of the interiors. To the right is the living room. This reception area boasts a highly fashionable aesthetic, pairing neutral decoration with attractive flooring. It has spacious proportions for lounge furniture, and is brightly illuminated by a southwest-facing window.



FEATURES

- Executive detached house with modern interiors
- Desirable location by the countryside in Tranent
- Stylish contemporary decoration throughout
- Finished to exceptionally high standards
- Welcoming entrance hall
- Elegant living room with southwest-facing aspect
- Impressive dining kitchen with garden access
- Separate utility room with an adjacent WC
- Four bedrooms (three with built-in wardrobes)
- Contemporary en-suite shower room
- Stylish family bathroom with shower over bath
- Landscaped gardens to the front and rear
- Private driveway and integrated single garage





Next door, the dining kitchen continues the on-trend styling. This impressive space offers ample room for a table and chairs and it extends outside via French doors. Furthermore, it has modern cabinets and downlit worksurfaces in monochrome-inspired tones, and is finished with seamlessly integrated appliances. A utility room is adjacent, providing access to a WC and to the rear garden. On the first floor, the four bedrooms all maintain the high standards. Three bedrooms come with built-in wardrobes too, including the elegant principal suite which has the added luxury of a contemporary en-suite shower room, fitted with a double walk-in shower enclosure. The remaining bedrooms are served by a stylish family bathroom, with storage and marble-inspired tiling. In addition to the front garden, this property boasts a large rear garden, which is fully enclosed and landscaped for ease of maintenance. It features an artificial lawn and a decked area for summer dining; plus, it captures lots of daily sun and enjoys lovely views over the neighbouring countryside. A private driveway and integrated single garage provide off-street parking.

Extras: fitted window blinds, select fitted lights, integrated kitchen appliances (oven, gas hob, fridge/freezer, and dishwasher), and LED bathroom mirrors to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





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.

EPC RATING:

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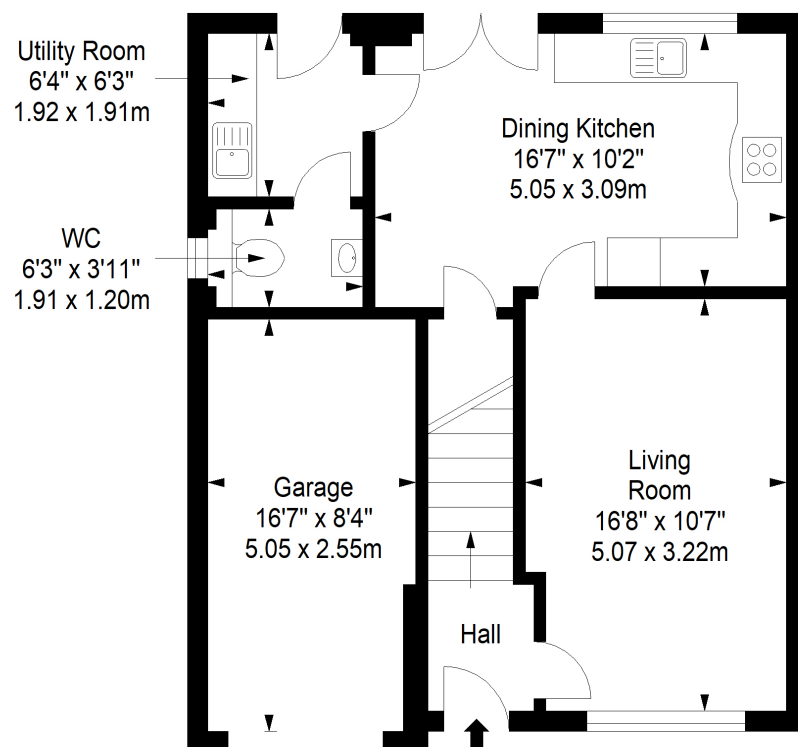
COUNCIL TAX BAND:

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VIEWINGS: by appointment with Gilson Gray on 01620 893 481

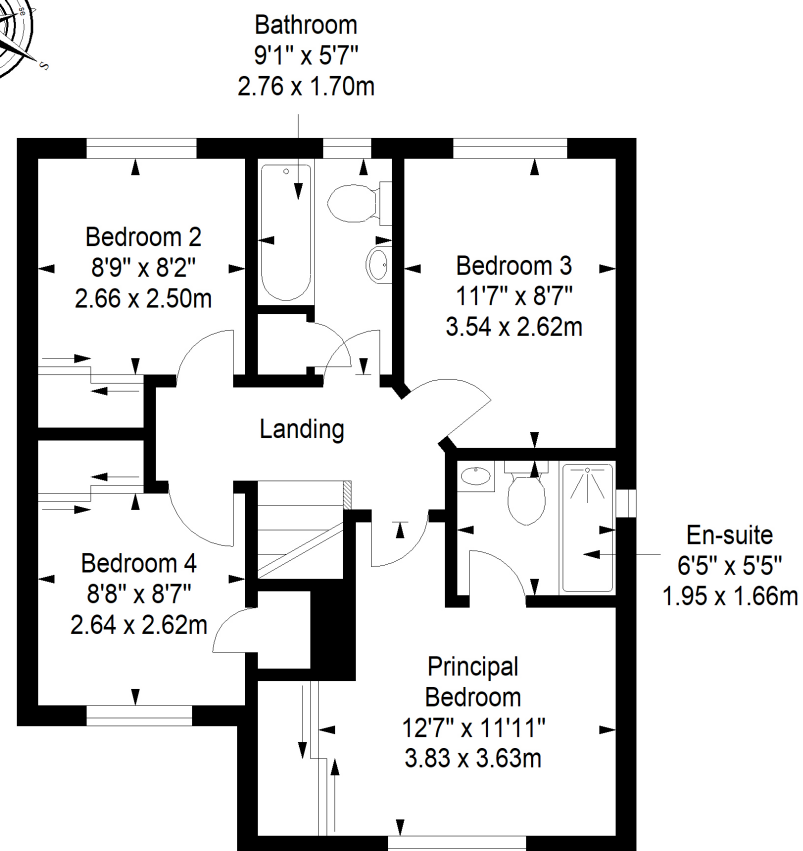
Ground Floor

Approx. 59.5 sq. metres (640.5 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 114.3 sq. metres (1230.4 sq. feet)



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