



14 GEORGE GRIEVE WAY
TRANENT, EAST LOTHIAN, EH33 2QT



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EPC
RATING



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Welcome to a three-bedroom detached house which forms part of a modern development on the rural outskirts of Tranent, whilst remaining within easy reach of the town's amenities, schools, and transport links. This beautiful home is finished to exceptional standards with attractive interior design and high-end finishings. It features a large kitchen, two bathrooms, and a WC. It also has private parking and a family-friendly garden.

Inside, you are welcomed by a bright hall with storage and a WC. To the rear of the home is the living room, basking in south-facing light. This reception area is elegantly decorated in neutral hues for an on-trend look that invites a calming ambience. French doors also extend out into the rear garden – perfect for families. Accessed from the hall or openly from the living area, the dual-aspect kitchen/dining room spans the entire depth of the property, providing ample space for a table and chairs. It has a Shaker-inspired design with a monochrome colour palette, incorporating cream-coloured cabinets and granite-effect worktops. White splashbacks tie the look together, whilst undercabinet lighting allows for ambient moods. Integrated appliances ensure a seamless finish, with French doors to the garden for an added touch of practicality.

FEATURES

- A beautiful modern detached house
- Part of a sought-after modern development
- Set on the rural fringes of popular Tranent
- Attractive interior design and high-end finishings
- Bright hall with storage and a convenient WC
- South-facing living room with French doors
- Large, Shaker-inspired kitchen/dining room
- Naturally-lit landing with an airing cupboard
- Principal suite with modern en-suite shower room
- Two additional bedrooms with built-in storage
- High-specification 3pc family bathroom
- Enclosed rear garden with south-facing aspect
- Private front driveway for off-street parking
- Gas central heating and double glazing





On the first floor, a naturally-lit landing provides an airing cupboard before leading to the three bedrooms. The principal suite, with stylish wood panelling set against neutral décor, is a comfortable double with a modern en-suite shower room. It is laid with plush carpet like the second bedroom, which is arranged as a nursery and comes equipped with built-in storage. The third bedroom has wood-effect flooring and a built-in wardrobe. It could work equally well as a home office, if required. Finished to a high-specification, the family bathroom is comprised of a storage-set washbasin, a hidden-cistern toilet, and a P-shaped bath with ambient lighting and an over-bath shower. The property has gas central heating and double glazing. Outside, the home boasts a large rear garden which is fully enclosed and landscaped. It features a generous lawn, a decked area, and a patio. Best of all, it has a suntrap, south-facing aspect capturing lots of daily sun. There is also a private front driveway providing off-street parking. Extras: all window blinds, light fittings, and integrated appliances (ceramic hob, extractor hood, oven, fridge/freezer, and dishwasher).







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.



SCAN HERE
To learn more about Tranent





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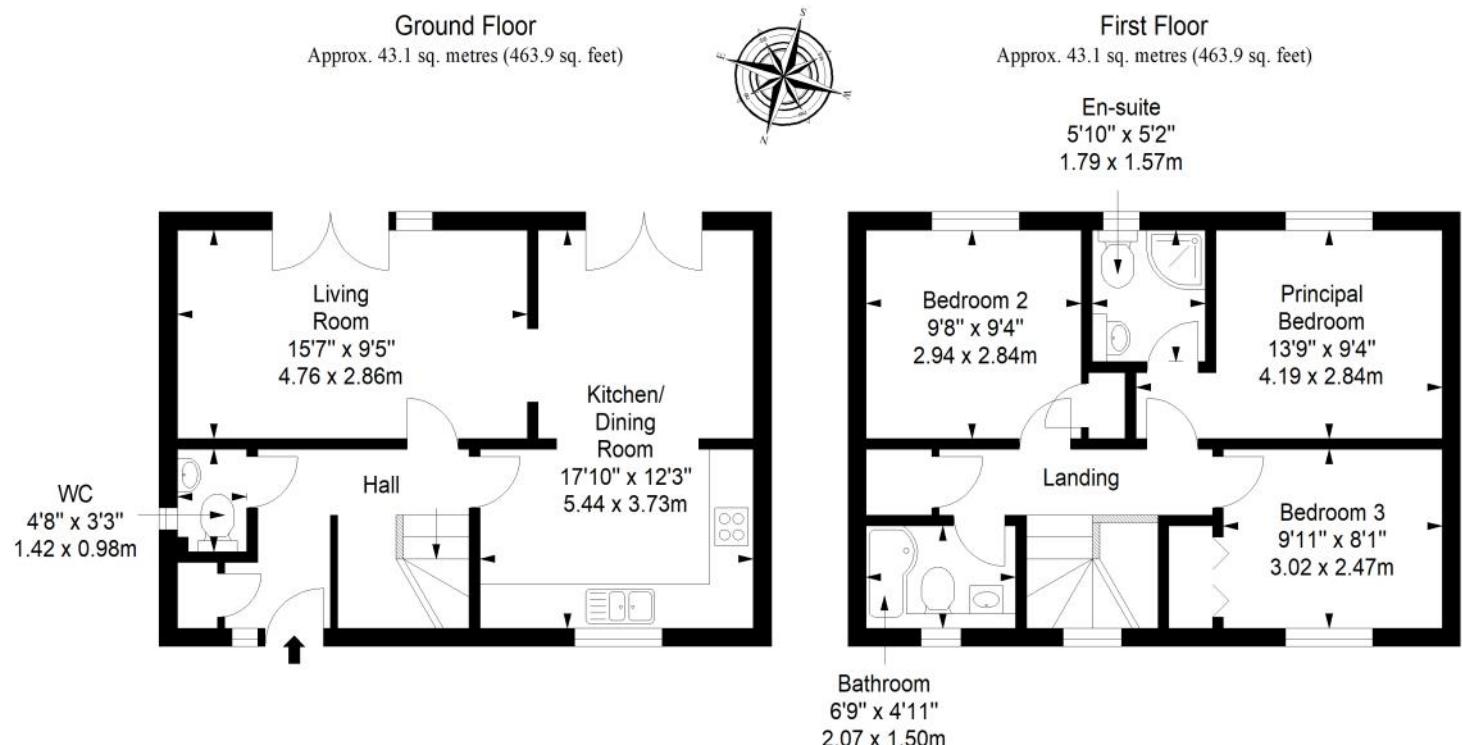
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HOUSE SALES

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



Total area: approx. 86.2 sq. metres (927.8 sq. feet)