



## 22 NEW WINTON COTTAGES

NEW WINTON, TRANENT, EAST LoTHIAN, EH33 2NH

 **1** |  **1** | EPC RATING **D** | COUNCIL TAX BAND **C**



Set within a picturesque village community, just a five-minute drive from Tranent, this charming one-bedroom mid-terraced cottage is complemented by a private garage, a suntrap enclosed front garden, and a beautifully landscaped detached garden with a summer house and countryside views. The modern single-storey interiors are bright and airy, finished in neutral tones and enjoying a sunny southwest-facing aspect, with the added benefit of a floored attic offering versatile additional space.

The home is accessed via a practical front porch and, to the rear, a naturally lit hall with solid oak flooring and useful storage. The dual-aspect living/dining room is accessed from both the hall and the porch, spanning the depth of the cottage and providing a light-filled space for relaxation and dining - oak floored and centred around an elegant decorative fireplace. The reception room flows into the sunny kitchen, which is attractively appointed in a classic shaker-inspired style, enhanced by iridescent mosaic tiling. Integrated appliances include a fridge freezer, second freezer, microwave, oven, and gas hob, alongside an undercounter washing machine and tumble dryer.

## FEATURES

- Charming mid-terraced cottage near Tranent
- Bright interiors with a sunny southwest-facing aspect
- Front porch and oak-floored rear hall with storage
- Spacious dual-aspect living/dining room with oak-flooring and fireplace
- Well-appointed shaker-inspired kitchen
- Double bedroom with excellent storage
- Bathroom with clawfoot bath and overhead shower
- Large floored attic with hatch access and storage
- Enclosed southwest-facing front garden
- Large detached garden with summer house, shed, and scenic views
- Detached single garage and additional on-street parking
- Gas central heating and double glazing





Also reached from the hall are the double bedroom and bathroom. The bedroom features timber-look flooring, soft décor, and a large mirrored wardrobe for excellent storage. The bright bathroom is fitted with a claw-foot bath and overhead shower, framed by white tiling with aqua-toned accents. A hatch in the hall provides access to the large floored attic, which includes additional cupboard storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the property enjoys a low-maintenance southwest-facing front garden and communal grounds to the rear. Positioned to the side of the terrace, the impressive detached garden offers a generous lawn, a summer house, and multiple seating areas to enjoy the open countryside views. Here, there is also a shed and a detached single garage for private parking. Extras: All fitted flooring, window coverings, and light fittings are included in the sale. Sellers are happy to leave behind furniture at no additional cost.







## New Winton, Tranent

Nestled in the scenic countryside of East Lothian just two miles southeast of popular Tranent, the tranquil hamlet of New Winton offers the very best in country living within easy reach of the city. Surrounded by rural idylls and rolling hills, New Winton is conveniently situated to enjoy the wealth of outdoor pursuits available in East Lothian such as a relaxed round of golf at one of the several renowned courses along the stunning North Sea coastline. Nearby Tranent is well served by excellent local amenities and its bustling High Street is home to a variety of independent shops, local businesses and thriving pubs and restaurants. For more extensive shopping, a wide range of retail outlets and restaurants can be found just a short drive away at Fort Kinnaird Retail Park. At the centre of Tranent is the Loch Centre: a dedicated Sports and Community Centre equipped with excellent facilities including a 25-metre swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. New Winton is within the catchment area for various well-regarded state schools from nursery to senior level and is also well placed for a range of independent schools. Situated just thirteen miles from the capital and with the A1, regular bus services and Prestonpans train station all nearby, New Winton offers an ideal commute into Edinburgh, throughout East Lothian and the Scottish Borders.







OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
Fax: 01620 824 671

DX540733 Haddington



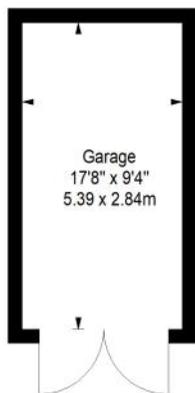
HOUSE SALES

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.

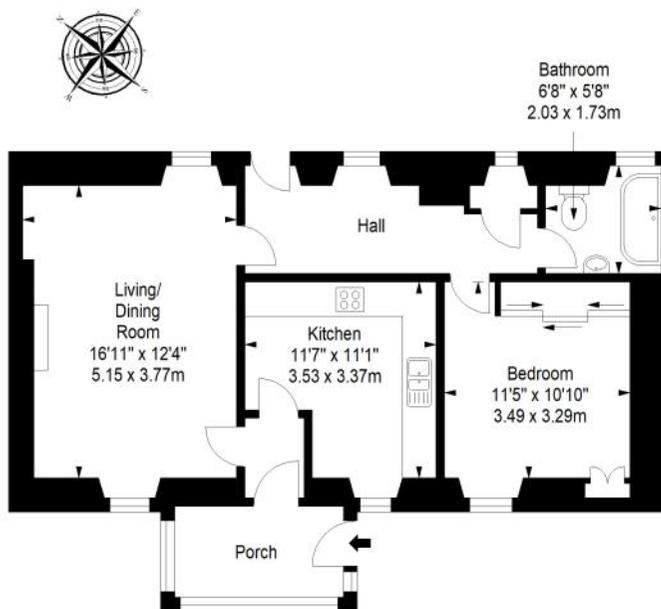
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

Garage  
Approx. 15.3 sq. metres (164.7 sq. feet)

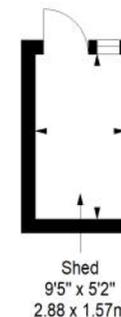


Ground Floor  
Approx. 67.2 sq. metres (723.3 sq. feet)



Total area: approx. 86.4 sq. metres (930.0 sq. feet)

Shed  
Approx. 4.5 sq. metres (48.4 sq. feet)



Summer House  
Approx. 2.8 sq. metres (30.1 sq. feet)



First Floor  
Approx. 19.2 sq. metres (206.7 sq. feet)

