



17 JOHNSTONE WAY
TRANENT, EAST LOTHIAN, EH33 2FA



4



2



EPC
RATING



COUNCIL
TAX BAND



F



This attractively presented, newly built detached home offers exceptional comfort and functionality for modern family living, with light and airy interiors featuring four double bedrooms, multiple washrooms, ample storage, and convivial communal spaces. Upgraded internal features, an enclosed garden, a spacious driveway, a garage, and excellent eco credentials further enhance its outstanding appeal. Situated on the fringes of popular Tranent, the property benefits from excellent local amenities, proximity to rail links and the coast, and a swift 15-minute commute to central Edinburgh.

A bright entrance hall, with storage and a handy WC, flows into the sun-filled living room – an elegant south-facing sitting area with cosy carpeting, classic coving, and useful built-in storage. Also reached from the hall is the generous social kitchen, offering ample room for dining and relaxation, and enhanced by French doors onto the garden. Presented in soft grey tones with Amtico flooring, the bright, well-appointed kitchen is fully integrated and enjoys upgraded features for a high-end, streamlined finish. Premium appliances include a double oven, gas hob with chimney hood, and fridge/freezer. A washing machine and separate tumble dryer can be housed in the adjoining utility room, which includes an additional sink and further storage. This is styled to match the kitchen and conveniently accessible from the driveway.

FEATURES

- Newly built detached family home
- All snagging completed and upgrades to finishes
- Bright entrance hall with storage and guest WC
- South-facing living room with storage
- Integrated high-end kitchen with family area and garden access
- Principal suite with fitted storage and bright shower room
- Three further double bedrooms (two with fitted storage)
- Bright family bathroom with bath and separate shower
- Large secure rear garden and front lawn
- Private three-car driveway
- Detached single garage
- Gas combination boiler (upgraded to Hive controlled) central heating, solar panels with 6.5kWh battery storage and double glazing





Upstairs, a naturally lit landing with storage leads to four double bedrooms with fitted carpeting throughout, providing flexible options for family life or home working. Three bedrooms feature fitted storage, including the principal, which also enjoys a bright en-suite shower room with upgraded finishes. The family bathroom also benefits from natural light, plus upgrades, and offers both a bath and a separate shower. Gas central heating, solar panels with 6.5kWh battery storage, and double glazing ensure a highly efficient and comfortable environment.

Outside, the house is complemented by lawned gardens that are secure at the rear. A private driveway with space for three cars leads to a detached single garage. Extras: The sale includes all fitted flooring, blinds, light fixtures, and integrated appliances, and selected curtains. Please note: One bedroom has been virtually staged from an actual photograph of the room.







Tranent, East Lothian

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The bustling town, which has enjoyed considerable development over the past few years, 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 takes as little as 15 minutes. Perched on a hill, Tranent enjoys lovely views across the Firth of Forth towards Fife and the surrounding rolling hills. The town centre offers a good variety of shops, restaurants, pubs, and a library. Located in the heart of Tranent, the Loch Centre is a dedicated sports and community centre, a multi-purpose sports hall, dance studios, a gym, and a children's soft play area. Residents are also just a short drive from East Lothian's various golf courses, which are regarded as some of the best in Scotland. For more extensive retail and leisure, nearby Fort Kinnaird Retail Park hosts a range of large retail outlets and restaurants. Primary and secondary schooling are catered for in the town; tertiary and further education is available at Edinburgh College and Queen Margaret University in neighbouring Musselburgh, as well as in the capital.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

éspc

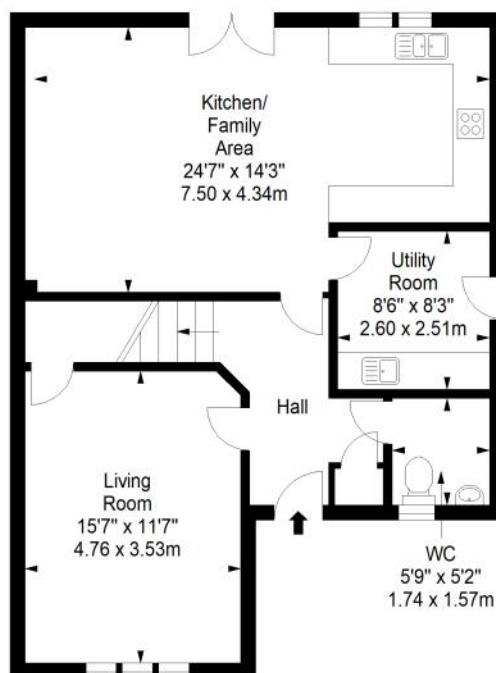
HOUSE SALES

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.

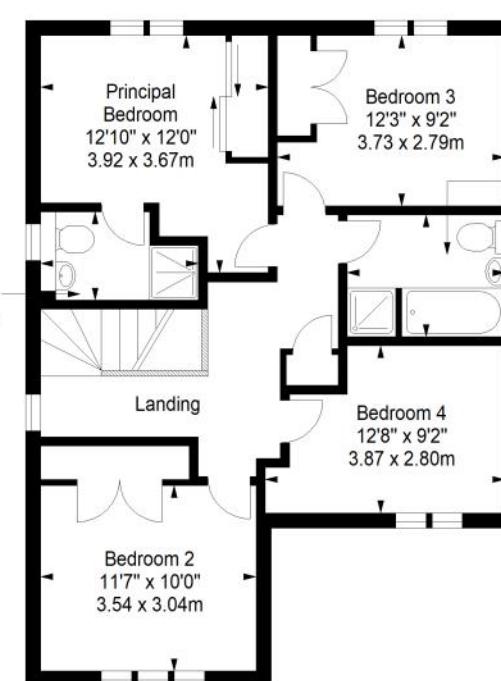
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

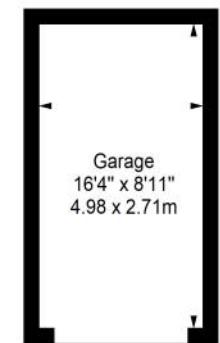
Ground Floor
Approx. 68.6 sq. metres (738.4 sq. feet)



First Floor
Approx. 69.3 sq. metres (746.0 sq. feet)



Garage
Approx. 13.5 sq. metres (145.3 sq. feet)



Total area: approx. 137.9 sq. metres (1484.4 sq. feet) (Excluding the Garage)