



17 Lawson Way, TRANENT, EH33 2QJ



Welcome

This beautifully presented detached home offers spacious and flexible accommodation, perfectly suited to modern family living. The property is well maintained throughout and enjoys an attractive setting with a driveway to the front providing off-street parking for two vehicles alongside a neatly kept lawn.

The accommodation on the ground floor begins with a bright and welcoming entrance hall leading to the lounge, creating a comfortable space to relax. Double doors lead through to an impressive dining kitchen, which forms the heart of the home. Flooded with natural light from two sets of patio doors, this fantastic space is ideal for both everyday family life and entertaining, with direct access to the garden. A useful utility room and convenient WC. The former garage has been thoughtfully converted and offers excellent versatility, currently providing the perfect family room but equally suited to a home office, playroom or additional bedroom if required.

Upstairs, the property offers a generous principal bedroom with en-suite shower room, along with two further well-proportioned bedrooms. The family bathroom is well appointed and features a walk-in shower, bath, WC and wash hand basin. Externally, the secure rear garden is mainly laid to lawn and provides a safe and enjoyable space for children and pets to play. A patio area offers the perfect setting for alfresco dining and outdoor entertaining during the warmer months.

Along with being well maintained throughout, the property benefits from gas central heating, double glazing and good storage.





Tranent

17 Lawson Way is ideally positioned within a modern residential development in the popular East Lothian town of Tranent. The property enjoys a peaceful setting while remaining conveniently close to a wide range of local amenities. Tranent offers excellent day-to-day facilities including supermarkets, independent shops, cafés, and well-regarded schooling for all ages.

For commuters, the area is particularly well placed with excellent transport links. The nearby A1 provides swift access to Edinburgh City Centre, while regular bus services operate throughout the town and surrounding areas. Prestonpans railway station is also within easy reach, offering direct rail connections to Edinburgh and beyond.

The surrounding East Lothian countryside and coastline provide an abundance of leisure opportunities including scenic coastal walks, golf courses, and beautiful beaches. Nearby Musselburgh also offers additional shopping, restaurants, and leisure facilities, making this an ideal location for those seeking a balance of convenience, community, and access to the outdoors.

Extras

All light fittings, window coverings, dishwasher and fridge freezer are included in the sale. If the new buyer wishes, the playhouse and trampoline in the garden could be left.

Get in touch

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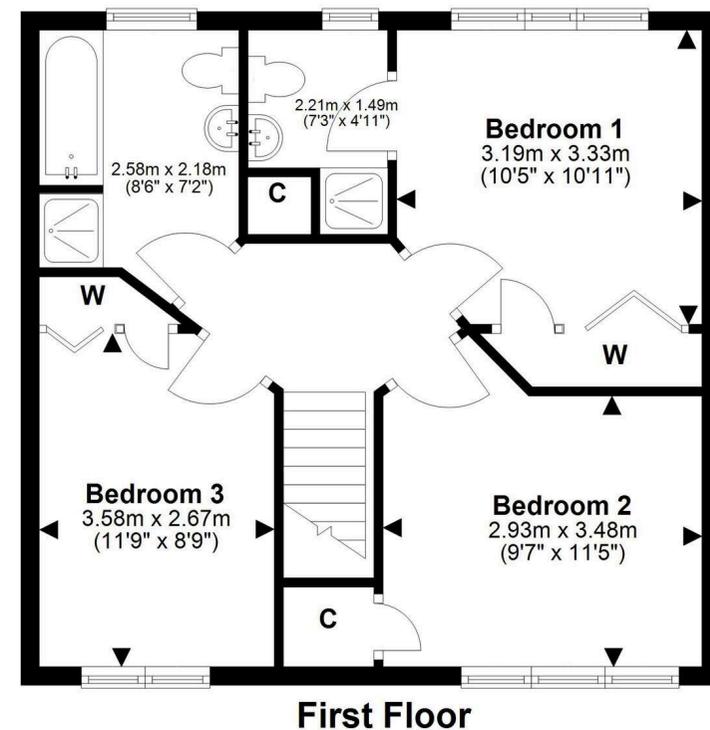
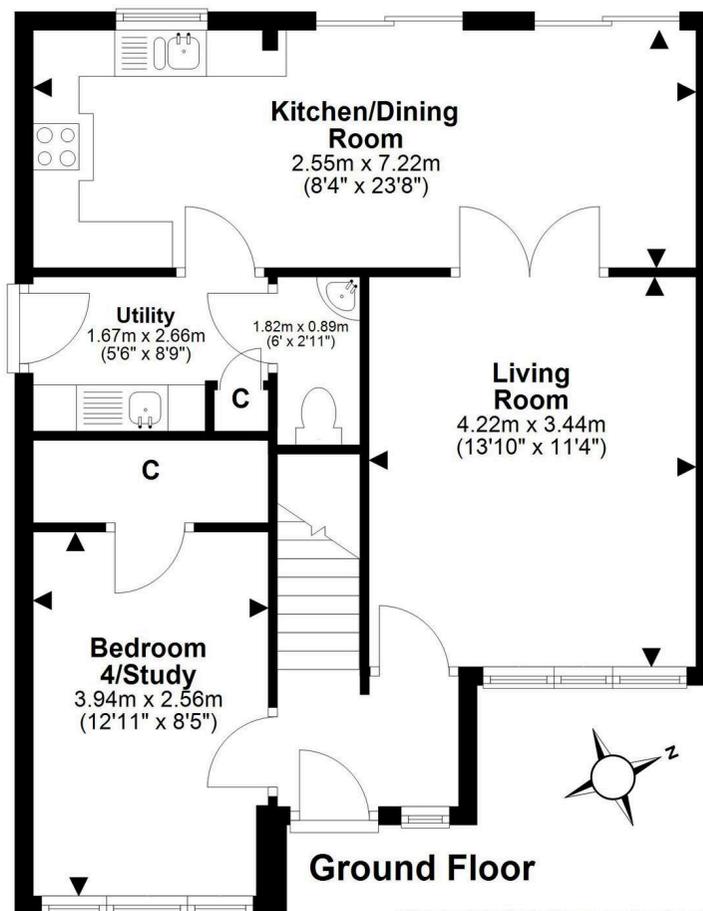
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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.