



# 46 BRIDGE STREET

TRANENT, EAST LoTHIAN  
EH33 1AL



3/4 BED



2 BATH

Offering spacious and flexible accommodation over two floors, including three/four bedrooms, three reception rooms and two bathrooms, this traditional detached villa has been sympathetically-modernised yet still retains a wealth of original features, and further benefits from delightful gardens, an integral single garage and a large driveway.



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## THE PROPERTY

- Lying just a stone's throw from the High Street, excellent local schools and transport links, this three/four-bedroom traditional detached villa presents the perfect opportunity for families preferring a quiet country town retreat.
- Accessed via a pathway through the low-maintenance garden, the front door opens into an entrance vestibule flowing through to a bright and spacious hallway with useful built-in storage.
- On the right, you step into a spacious lounge; arranged around an elegant fireplace with a cosy gas fire inset, flanked by an Edinburgh Press, this reception area enjoys attractive muted décor framed by beautifully-intricate corning.
- Across the hall in the kitchen, a superb range of high-gloss white cabinets are supplemented with an integrated eye-level double oven, a gas hob, an extractor hood and a dishwasher; this leaves plenty of room for a small dining table and chairs. An adjoining utility room (with garage access) houses further fitted cabinetry and offers space for laundry appliances.
- Accessed from the kitchen, a generous family room offers the ideal space for family life and entertaining and flows through to a south-facing conservatory with garden access.
- A home office (which could be utilised as a fourth bedroom) and a spacious shower room complete the ground-floor accommodation.
- A sweeping staircase with wrought-iron balustrades leads to a first-floor landing, which incorporates storage and affords access to three double bedrooms; all enjoying tasteful décor enhanced by stylish feature walls and comfortable carpeting. The master bedroom has the added benefit of its own pristine ensuite shower room with luxurious underfloor heating.
- Gas central heating and double glazing ensure year-round comfort and efficiency.
- Externally, in addition to a front garden, the villa enjoys a low-maintenance, south-facing walled garden to the rear, incorporating a raised decked terrace and two large patios. Outstanding private parking is provided by an integral single garage and a driveway (with a remote-controlled gate) for up to four vehicles.
- Extras: All fitted floor coverings, window coverings, integrated appliances, washing machine and most light fittings to be included in the sale. Some other furniture may be available by separate negotiation.
- EPC Rating: E



All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

## LOCATION

Nestled in the scenic countryside of East Lothian, 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 only takes 20 minutes. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs and a library. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large retail outlets and restaurants. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.



## 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.