



8 LAWSON WAY
TRANENT, EAST LoTHIAN
EH33 2QJ



3 BED



2 BATH

Situated in a sought-after modern development in Tranent, this detached villa is perfectly presented with tasteful décor throughout, three bedrooms and two bathrooms, plus a large garden and a driveway leading to a single garage.



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THE PROPERTY

- Occupying a generous plot within an attractive modern development in Tranent, this modern, three-bedroom two-bathroom detached villa represents the ideal family home in an excellent location; within walking distance of the High Street and local schools and close to nearby rail and road links.
- Set back from the road behind a well-kept lawn, the front door opens into a welcoming hallway housing a convenient ground-floor WC and two storage cupboards.
- Straight ahead, you step into a generously-proportioned living room. Lit by triple west-facing windows allowing afternoon sun to stream in, this inviting reception area offers plenty of space for comfortable lounge furniture and a seated dining area, if desired.
- Perfect for everyday life and entertaining, a door connects the living room to the kitchen. A range of classically-styled crisp-white cabinets line three walls of the room and are supplemented by contrasting wood-effect worktops and stylish cream metro tiling. The kitchen (with French doors leading to the garden) is further equipped with an integrated electric oven, a hob and a concealed extractor hood, whilst space is provided for freestanding and undercounter appliances.
- Upstairs, a landing (with storage and loft access) leads to the property's three well-presented double bedrooms. All of the bedrooms offer generous floor space for freestanding bedroom furniture, and the master bedroom further benefits from a built-in wardrobe and its own immaculate en-suite shower room.
- Finally, a partially-tiled family bathroom comes replete with a bathtub, a separate shower enclosure, a pedestal basin, a WC and a handy linen cupboard.
- Gas central heating and double glazing throughout ensure year-round comfort and efficiency.
- Externally, the villa enjoys a large rear garden, mainly laid to lawn and featuring a raised deck – perfect for outdoor seating and summer barbecuing!
- Private parking is provided by an attached single garage and a monoblock driveway.
- Extras: All fitted floor coverings, window coverings and light fittings to be included in the sale.
- EPC Rating: C



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

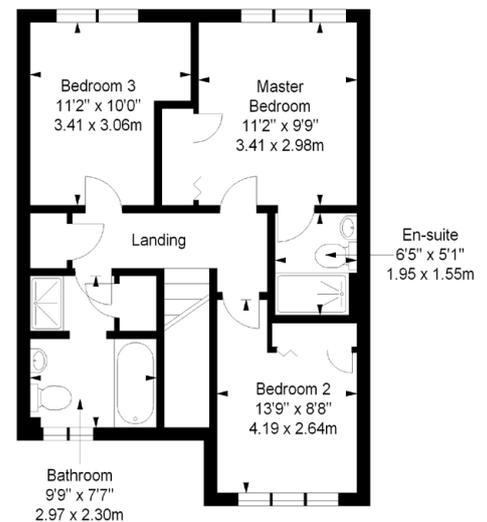
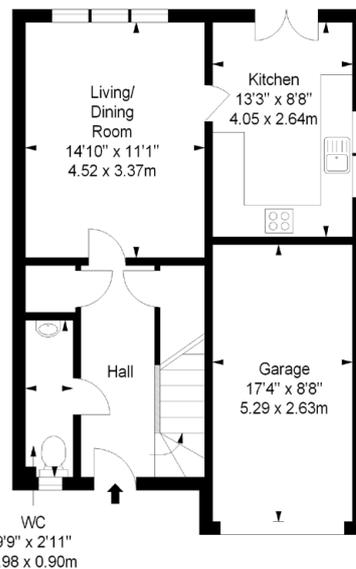
LOCATION

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.

Ground Floor
Approx. 56.2 sq. metres (604.9 sq. feet)



First Floor
Approx. 51.4 sq. metres (553.3 sq. feet)



Total area: approx. 107.6 sq. metres (1158.2 sq. feet)

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.