



45 FORTHVIEW WALK

Tranent, East Lothian, EH33 1FE



3

Public Room



4

Bedrooms



3

Bathroom



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Welcome to a beautiful four/five-bedroom detached house which offers lots of space and a high degree of versatility to meet the changing needs of family lifestyles. It features two reception areas, a generously appointed kitchen with an on-trend design, two en-suites, a family bathroom, and a WC. Furthermore, it has private parking and a fully-enclosed rear garden, which enjoys a neat lawn, a patio, and a suntrap, southerly-facing aspect. The property also has excellent storage (including a shed) and it is lovingly presented throughout.

Part of a family-friendly development, the home is positioned on the rural fringes of Tranent, providing easy access to the East Lothian countryside and coastline. The town's amenities, schools, and transport links all remain within easy reach as well. Plus, the A1 is nearby allowing for a direct commute into Edinburgh, which takes roughly 35 minutes by car to reach the heart of the city centre. It is a fantastic location for families, ensuring lots of outdoor opportunities for adventure whilst remaining well connected to shopping and leisure facilities.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Executive detached house with modern interiors
- Desirable location in popular Tranent
- Welcoming entrance hall with a WC
- Spacious living room with a bay window
- Openly accessed dining room with patio doors
- Stylish kitchen with a Shaker-inspired design
- Separate utility room with outdoor access
- Principal suite with generous wardrobe storage
- Two further double bedrooms (one with a wardrobe)
- Flexible fourth (single) bedroom
- Versatile office/fifth bedroom that is a double
- Two 3pc en-suite shower rooms
- Modern 3pc family bathroom with rainfall shower
- Landscaped gardens to the front and rear
- Private front driveway for off-street parking





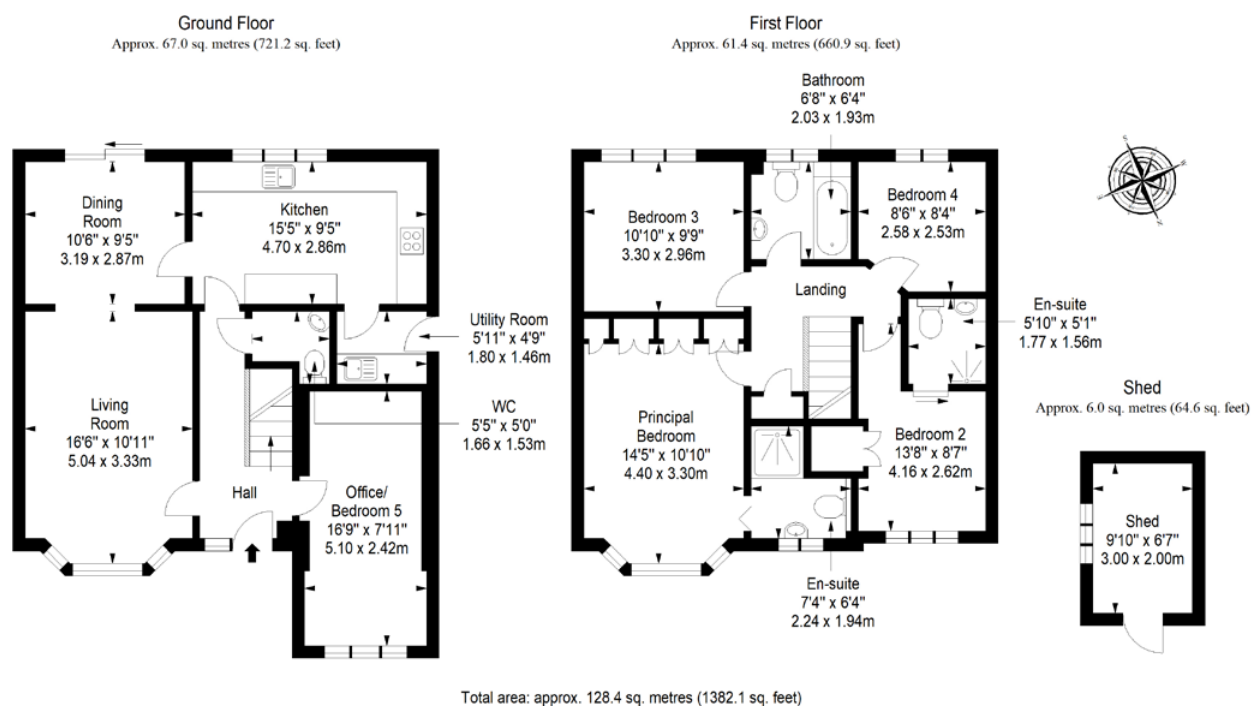


Extras: integrated kitchen appliances (gas hob, extractor hood, raised double oven, and fridge/freezer), an undercounter dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



TRANENT, EAST LoTHIAN

Nestled in the scenic East Lothian countryside, 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 is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



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