



GARDEN STIRLING BURNET

**14 BANKPARK GROVE**  
TRANENT, EAST LoTHIAN, EH33 1AU



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Welcome to a beautiful three-bedroom semi-detached house, which features spacious, light-filled accommodation that is finished with attractive décor throughout. The southerly-facing property further benefits from private parking and a family-friendly garden. Set on a quiet cul-de-sac on the rural edge of Tranent, it offers proximity to the surrounding countryside, whilst remaining within easy reach of the town's amenities, schools, and transport links.

A vestibule welcomes you in, flowing through to a hall with storage and a WC. To the right is the living room. Stretching the entire depth of the property, this reception area is generously proportioned and bathed in dual-aspect light. It also enjoys elegant decoration, pairing light blue tones with a stylish feature wall and a hardwood floor. A handsome fireplace adds the finishing touch. The dining kitchen is on the opposite side of the hall, enjoying equally generous proportions. There's lots of room for a table and chairs, set by a full-height window, and it extends out into the garden too. In addition, the kitchen has an appealing monochrome-inspired design. It is fitted with white cabinets and black stone-effect worktops, alongside complementary splashbacks. An oven, electric hob, and a fridge are integrated, with a dishwasher and washer also included.

## FEATURES

- A spacious semi-detached house in Tranent
- Proximity to the surrounding countryside
- Welcoming entrance vestibule
- Hall with understairs storage and a WC
- Generous, dual-aspect living room
- Large dining kitchen with garden access
- Landing with attic access for storage
- Three bright and spacious double bedrooms
- All with generous built-in wardrobes
- 3pc bathroom with overhead shower
- Well-maintained front and rear gardens
- Two external stores
- Private driveway and detached garage
- Gas central heating and double glazing





The three bright and spacious double bedrooms are on the first floor (off a landing with attic access). Each room benefits from modern styling and soft carpeting, as well as built-in wardrobes. Like the living area and kitchen, the principal bedroom spans the home's entire depth; its wardrobes are also lovingly framed by feature block glass. Meanwhile, the second bedroom boasts far-reaching views to the Firth of Forth. Finally, the bright bathroom is lightly decorated and finished with attractive tile work. It is fitted with a three-piece suite and an overhead shower. Gas central heating and double glazing ensure year-round comfort. Externally, the property has well-maintained gardens to the front and fully-enclosed rear. Ideal for summer enjoyment, the rear garden has a sunny aspect, as well as a neat lawn and patio. Off-street parking is also provided via a private driveway and a detached single garage. Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, freestanding dishwasher, and washing machine to be included in the sale.







## 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.





OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
Fax: 01620 824 671

DX540733 Haddington

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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

