



GARDEN STIRLING BURNET

39 LAWSON WAY
TRANENT, EAST LoTHIAN, EH33 2QJ



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This executive four-bedroom detached house forms part of a sought-after modern development in popular Tranent. Fully upgraded and presented in true move-in condition, it offers bright and spacious interiors that are finished with elegant neutral décor and high-end fixtures and fittings. It further boasts two reception rooms and three washrooms, as well as excellent storage, generous private parking, and a stunning rear garden.

Inside, a bright hall offers a warm welcome and built-in cupboard before leading through to the living room. This charming reception space is well proportioned for lounge furniture, enjoying a light-filled aspect from a trio of windows. It is further enhanced by a neutral backdrop and soft carpeting. The dining room is next door, providing a wonderful setting for family meals and entertaining. It flows out into the rear garden via French doors and it shares a convenient open-plan layout with the kitchen. Enjoying an ultra-modern design, the kitchen sports sleek, handle-less cabinets in light grey, complemented by stone-inspired worktops and matching splashback panels. It is a stylish look, accentuated by a fitted breakfast bar and seamlessly integrated appliances (induction hob, double oven, fridge/freezer, and dishwasher).

FEATURES

- A fully-upgraded executive detached house
- Part of a modern development in Tranent
- Bright entrance hall with built-in storage
- Well-proportioned, light-filled living room
- Dining room with French doors to rear garden
- Ultra-modern integrated breakfasting kitchen
- Utility room with garden access and adjacent WC
- Four airy bedrooms with built-in wardrobes
- Contemporary three-piece en-suite shower room
- Immaculate family bathroom with four-piece suite
- Enclosed and beautifully landscaped rear garden
- Generous integrated store (formerly the garage)
- Monoblock driveway with ample private parking
- Gas central heating and double-glazed windows





A separate utility room provides further storage and an adjacent WC for convenience. Neutrally decorated and laid with plush carpeting, the four bedrooms (comprised of three doubles and a single) all adhere to the home's impeccably high standards. Furthermore, each room has a generous built-in wardrobe; plus, the principal bedroom enjoys the luxury of a contemporary en-suite shower room. An immaculate four-piece family bathroom completes the home, providing fitted storage, a shower cubicle, and a corner bath with a handheld shower. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a beautiful rear garden, which is fully enclosed and carefully landscaped for the entire family. It features a neat lawn and paving, as well as a deck for summer dining and a shed with a sheltered seating area. Whilst the integrated garage is now used as a generous store (to make space for the utility room and WC), the monoblock driveway provides ample private parking for two or three cars. Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, an undercounter fridge, freezer, and a washing machine to be included in the sale.







TRANENT

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.



SCAN HERE
To learn more about Tranent





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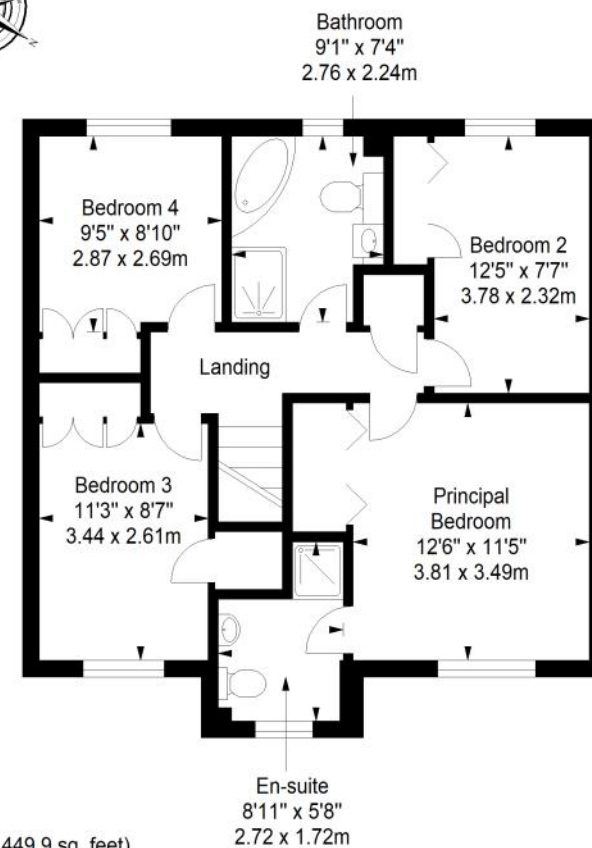
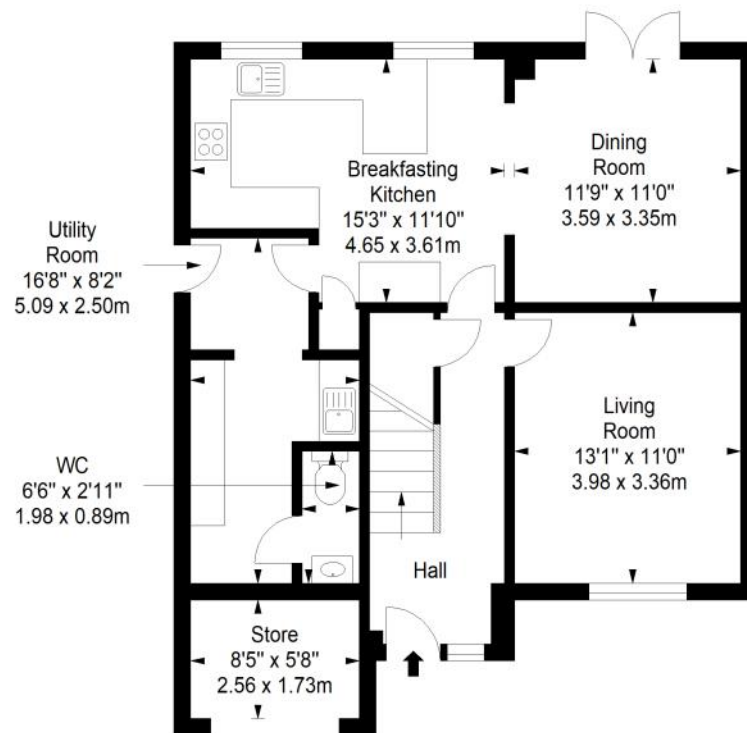
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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.

FLOORPLAN

Ground Floor
Approx. 69.9 sq. metres (752.4 sq. feet)

First Floor
Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 134.7 sq. metres (1449.9 sq. feet)