



GARDEN STIRLING BURNET

3 VIEWFORTH GARDENS

Tranent | East Lothian | EH33 1DQ





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Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living



Welcome to 3 Viewforth Gardens

GENEROUS DETACHED HOUSE IN TRANENT



Enjoying spacious and flexible accommodation including five bedrooms, an open-plan living area, a breakfasting kitchen, and two bathrooms (plus a separate WC), as well as large, beautifully landscaped gardens, an attached single garage, and a driveway.

GENERAL FEATURES

- Generous detached house in Tranent
- Peaceful cul-de-sac setting
- Spacious and flexible, family orientated accommodation
- EPC Rating - B

ACCOMODATION FEATURES

- Sheltered porch and reception hall with storage
- Open-plan living room and dining room
- Contemporary breakfasting kitchen and adjoining utility room
- Principal bedroom with built-in wardrobe, dressing room, and en-suite
- Four further bedrooms with built-in storage
- Landing with storage, WC, and study area
- Four-piece family bathroom
- Gas central heating, double glazing, and solar panels with battery storage

EXTERNAL FEATURES

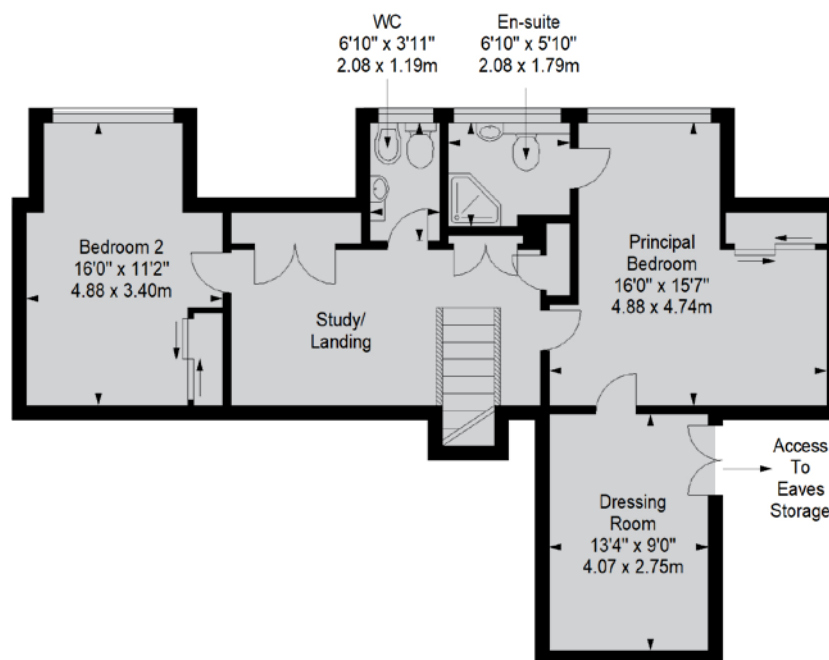
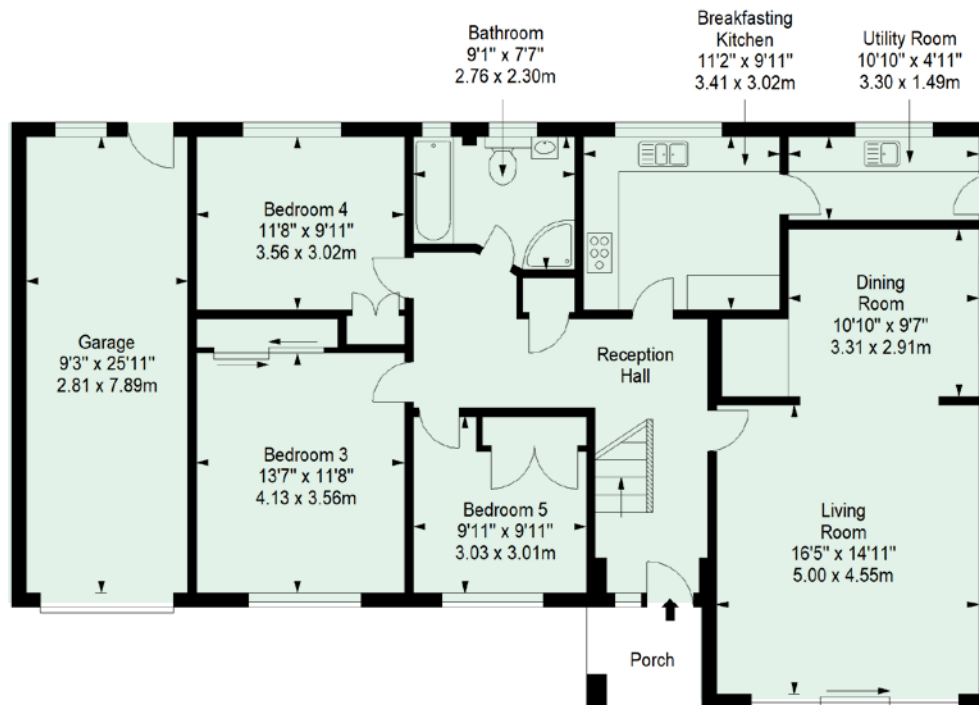
- Generous, beautifully landscaped front and rear gardens
- Attached single garage and private driveway



Tucked away in a quiet cul-de-sac in Tranent, this five-bedroom, two-bathroom detached house represents the perfect family home, with a wealth of living space, generous gardens, and ample private parking. In addition to its peaceful location, the house lies close to the centre of Tranent and within easy reach of amenities such as shops (including a major supermarket), primary and secondary schooling (there are independent options available nearby in Dunbar, Haddington, Musselburgh, and Edinburgh), fitness and leisure facilities, and open spaces.



3 Viewforth Gardens



PROPERTY NAME

3 Viewforth Gardens

LOCATION

Tranent, East Lothian, EH33 1DQ

APPROXIMATE TOTAL AREA:

210.1 sq. metres (2261.6 sq. feet)

KEY

- GROUND-FLOOR
- FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.

SHELTERED PORCH

and reception hall
with storage

A conveniently sheltered outdoor porch area leads to the front door, which opens into a wide, airy reception hall with built-in storage and space for furniture items.



SOCIABLE, CONVIVIAL

open-plan living space



The living room and dining room are set up in a sociable open-plan layout which is perfect for everyday family life and entertaining alike. The living room features wide, south-facing patio doors capturing sunny natural light throughout the day and opening onto the rear garden, and it offers ample space for lounge furniture. The adjoining dining area can comfortably accommodate an eight-seater dining table alongside additional furniture.







Well-appointed, contemporary **COOKING ZONE**



The kitchen is very well-appointed with a wide range of contemporary, gloss-white handle-less cabinets, a wealth of workspace, and attractive splashback panelling.

Neatly integrated appliances comprise a double oven, a gas hob, an extractor fan, and a fridge/freezer, whilst a breakfast bar caters for morning coffee and socialising while cooking. An adjoining utility room (with external access) supplements the kitchen, housing additional matching cabinetry, workspace, and splashbacks, space for laundry appliances, and a handy clothes pulley.





FIVE GOOD-SIZED

flexible sleeping areas

The home accommodates five well-proportioned bedrooms, with three on the ground floor and the remaining two on the first floor, all accompanied by built-in wardrobes/storage. One of the ground-floor bedrooms is currently being utilised as a second sitting area, highlighting the home's versatility, whilst the first-floor bedrooms are approached via a landing with built-in storage, a WC, and a study area – perfect for those requiring a quiet space to work from home.





One of the ground-floor bedrooms
is currently being utilised as a
second sitting area, highlighting the
HOME'S VERSATILITY



The principal bedroom boasts its own en-suite shower room and a large adjoining dressing room.



PRINCIPAL BEDROOM WITH DRESSING ROOM, AND EN-SUITE

and four further bedrooms with
built-in storage





TWO BRIGHT WASHROOMS

and a separate WC

The principal bedroom's en-suite comprises a large corner shower enclosure and a WC-suite set into storage, whilst the family bathroom, which is located on the ground floor and therefore convenient for those requiring sleeping and washing facilities on an accessible level, comes complete with a bathtub, a corner enclosure with a rainfall showerhead, a WC-suite, a chrome towel radiator, and excellent vanity storage, all enveloped by attractive aqua panelling.

The house is kept warm by a gas central heating system, the windows are all double glazed, and it has solar panels with battery storage.





GENEROUS, BEAUTIFULLY LANDSCAPED

front and rear gardens

Externally, the home is perfectly complemented by large, beautifully landscaped front and rear gardens. The enviably sunny, south-facing front garden features well-kept lawns, gravelled areas, a patio for outdoor seating, and ponds, whilst the rear garden also has manicured lawns, planting areas for growing fruit and vegetables, and a greenhouse. Private parking for multiple cars is provided by an attached single garage and a driveway.

Extras: blinds and curtains, light fittings, fridge/freezer, washing machine, tumble dryer and carpets.



3 Viewforth Gardens

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.





GARDEN STIRLING BURNET

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