



12 STAIR PARK
TRANENT, EAST LoTHIAN, EH33 1ND

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Occupying a generous corner plot, this three-bedroom detached bungalow is a spacious residence that has been extended, providing bright and airy accommodation in light neutral hues. The home features three reception areas and two shower rooms, and it has the benefit of private parking and a large rear garden. Set on a peaceful cul-de-sac, the property also has an attractive location in Tranent, enjoying close proximity to the surrounding countryside and an elevated position that looks out to the Firth of Forth.

Inside, a bright vestibule offers a warm welcome, flowing through to a central hall with built-in storage. On the right is the living room. Here, spacious proportions accommodate an excellent choice of furnishings, whilst triple-aspect glazing (including a box bay window) bathes the room in natural light. Framing this reception area is a handsome fireplace, which adds another focal point for arranging furniture. A neighbouring dining room is the perfect size for family meals and hosting dinner parties. It features a south-facing aspect and a convenient serving hatch to the kitchen. Meanwhile, the breakfasting kitchen has floorspace for a table and chairs for quick meals and morning coffee. It is also well-appointed with wood-toned cabinets and generous workspace, and it includes freestanding appliances.

FEATURES

- Spacious detached bungalow with corner plot
- Quiet cul-de-sac setting in popular Tranent
- Bright vestibule and hall with storage
- Triple-aspect living room with box bay window
- South-facing dining room with serving hatch
- Well-appointed breakfasting kitchen
- Charming sunroom/utility room extension
- Two double bedrooms with built-in wardrobes
- Third double bedroom/study/office
- Modern 3pc en-suite shower room
- Spacious 3pc family shower room
- Easy-to-maintain front and rear gardens
- Private driveway and a single garage
- Gas central heating and double glazing





Adjacent to the kitchen is a charming sunroom extension that has also been fitted with a utility area for discreet laundry. On the opposite side of the home, the three double bedrooms all enjoy light decoration and plush carpets for comfort. The principal bedroom further boasts a built-in wardrobe and a box bay window for a flood of light. It also has the luxury of a modern en-suite shower room. The second bedroom also has a built-in wardrobe, whilst the third bedroom offers the versatility to be used as a study/office if preferred. A large three-piece family shower room (with fitted cabinet storage) finishes the accommodation. Gas central heating and double glazing ensure year-round comfort. Outside, the home has easy-to-maintain gardens to the front and fully-enclosed rear, the latter proving well-suited to summer dining. A private driveway and single garage provide off-street parking.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, a dishwasher, a tumbler dryer, and a washing machine to be included.







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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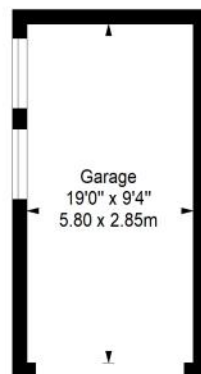
HOUSE SALES

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.

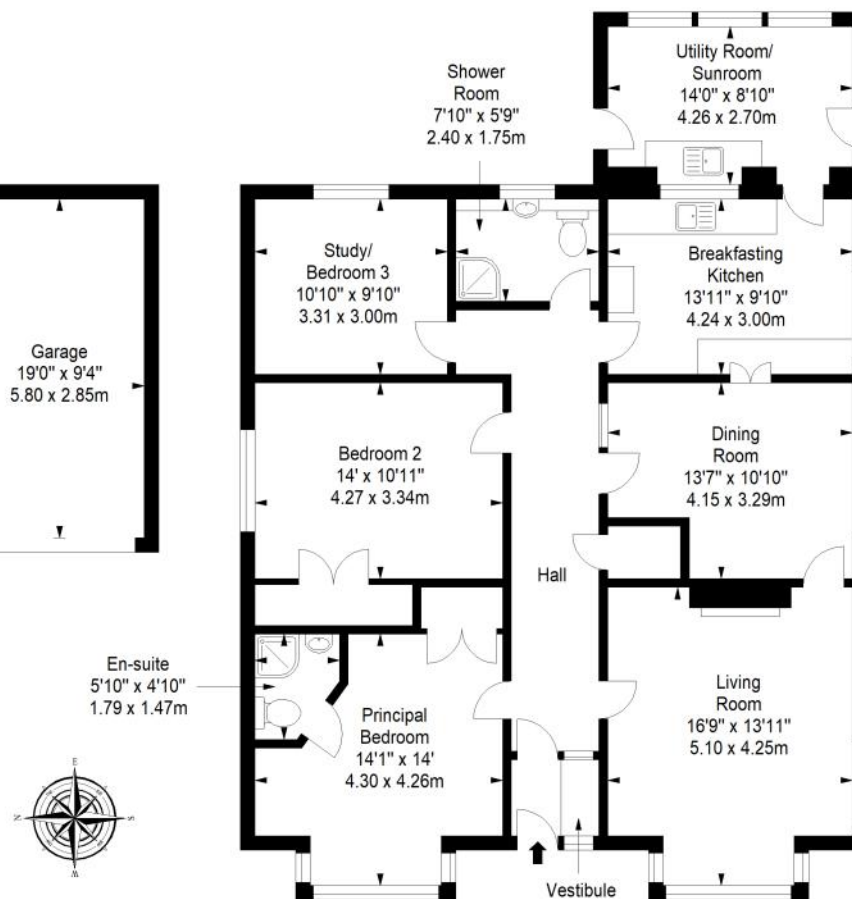
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Garage
 Approx. 16.5 sq. metres (177.6 sq. feet)



Ground Floor
 Approx. 127.9 sq. metres (1376.7 sq. feet)



Total area: approx. 144.4 sq. metres (1554.3 sq. feet)