



34 GAVIN'S LEE
TRANENT, EAST LoTHIAN, EH33 2AP

	5		3	EPC RATING	C	COUNCIL TAX BAND	G
---	----------	---	----------	---------------	----------	---------------------	----------



Located in Tranent, this generous detached house accommodates five bedrooms, two reception rooms, an open-plan kitchen/dining room, and three bathrooms (plus a separate WC), as well as a large south-facing garden, an attached double garage, and a double driveway. The front door opens into a vestibule, flowing through to a hall with storage and a WC. To the left of the hall lies a neutrally decorated living room, fronted by a box window and occupying a spacious footprint. Across the hall and boasting a sunny south-facing aspect is a family room, enjoying flexibility and options for use, including a children's playroom or a study for homeworking. Completing the ground floor and sure to be the sociable heart of the home is a large, open-plan kitchen and dining room. The dining area offers ample space for a large dining table and chairs, set next to south-facing French doors opening onto the rear garden. The kitchen comes very well-appointed with contemporary wall and base cabinets, worktops, and splashback tiling, with integrated appliances comprising a double oven and grill, a gas hob, an extractor hood, and a dishwasher, whilst an American-style fridge/freezer is included. A utility room (with external access) supplements the kitchen, housing additional cabinetry and workspace and offering space for laundry appliances.

FEATURES

- Generous detached house in Tranent
- Well-presented, attractive interiors
- Vestibule and hall with storage and WC
- Large living room
- Versatile family room
- Generous open-plan kitchen and dining room with separate utility room
- Five double bedrooms, all with built-in wardrobes or cupboards
- Two en-suite shower rooms
- Four-piece family bathroom
- Large south-facing rear garden
- Attached double garage and double driveway
- Gas central heating and double glazing





On the first floor, a long landing (with built-in storage) leads to the five bedrooms and a family bathroom. All five well-proportioned bedrooms are accompanied by built-in wardrobes or cupboard storage, and two are supplemented by en-suite shower rooms, including the principal. One of the bedrooms is currently being utilised as a home office, highlighting the home's versatility. The family bathroom completes the accommodation and comprises a bathtub, a separate shower enclosure, and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency. Externally, the house is accompanied by a large, securely fenced and enviably south-facing rear garden, predominantly lawned and featuring a patio for outdoor seating and barbecues. Excellent private parking is provided by an attached double garage and a double driveway.

Extras: All fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and fridge/freezer will 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





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

espc

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

