



24 GEORGE GRIEVE WAY, TRANENT
EAST LOTHIAN, EH33 2QT



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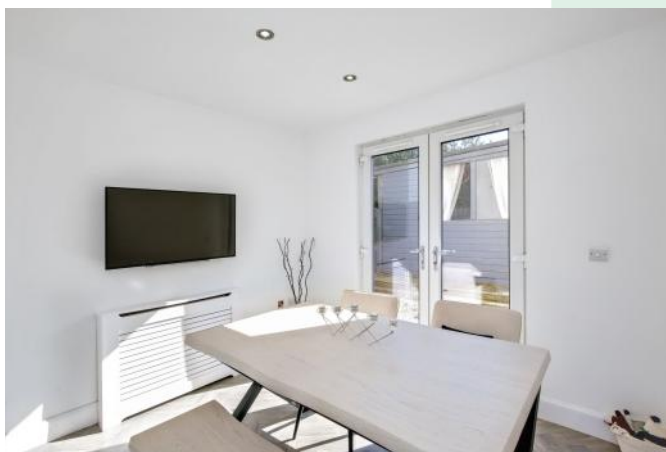
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Situated just a 30-minute commute from central Edinburgh, this three-bedroom, two-reception-room detached house forms part of a peaceful residential community on the outskirts of Tranent, with proximity to local shops and amenities, including primary and high schools. The well-proportioned family home, complete with multiple washrooms, is tastefully presented with on-trend monochrome interiors, accompanied by a secure, low-maintenance garden and private parking.

A bright hall creates an inviting welcome, featuring an oak-style floor, storage, and a WC. From here, the comfortable living room enjoys garden access, along with stylish touches such as two-toned décor, classical panelling, herringbone flooring, a wall-mounted electric fire, and illuminated display recesses. The second reception room, ideal for dining and year-round entertaining, flows seamlessly from the kitchen and also opens onto the garden. The breakfasting kitchen (accessible from both the hall and dining room) is a light-filled, stylishly appointed space. A range of gloss-black cabinets is paired with matching square tilework and a wood-toned worktop. Appliances include an integrated fridge freezer, oven, induction hob with a hood, plus an under-counter washing machine and dishwasher.

FEATURES

- Peaceful setting on the fringes of Tranent
- Well-proportioned interiors in stylish monochrome
- Spacious detached family home
- Bright entrance hall with storage and WC
- Living room with contemporary fire and garden access
- Dining room with kitchen and garden access
- Light-filled breakfasting kitchen with a full suite of appliances
- Principal suite with storage and a bright shower room
- Two further bedrooms with storage
- Bright three-piece family bathroom
- Front lawn and secure rear garden with a summerhouse/bar and shed
- Two-car private driveway
- Gas central heating and double-glazing





Upstairs, a naturally lit landing with storage leads to two double bedrooms and a single/study, all enjoying a leafy outlook, storage, and soft carpeting. The principal suite features a bright shower room with toiletries storage and partial black tilework, whilst a naturally lit bathroom serves the remaining bedrooms, complete with a bath set against neutral aqua panelling.

Externally, there is a neat lawned frontage, while the secure rear garden is landscaped for entertaining and easy upkeep. A decked design incorporates two sheltered areas, including an open summerhouse with a bar and a potential hot tub area, creating the perfect setting for social gatherings in all seasons. A private driveway with space for two cars completes this appealing home.

Extras: The sale includes all fitted flooring and window coverings, light fixtures, living room fire, and appliances. The garden hot tub is available by separate negotiation.







Tranent, East Lothian

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The bustling town, which has enjoyed considerable development over the past few years, 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 takes as little as 30 minutes. Perched on a hill, Tranent enjoys lovely views across the Firth of Forth towards Fife and the surrounding rolling hills. The town centre offers a good variety of shops, restaurants, pubs, and a library. Located in the heart of Tranent, the Loch Centre is a dedicated sports and community centre with a 25-metre swimming pool, a multi-purpose sports hall, dance studios, a gym, and a children's soft play area. Residents are also just a short drive from East Lothian's various golf courses, which are regarded as some of the best in Scotland. For more extensive retail and leisure options, nearby Fort Kinnaird Retail Park features a range of large retail outlets and restaurants. Primary and secondary schooling are catered for in the town; tertiary and further education is available at Edinburgh College and Queen Margaret University in the neighbouring town of Musselburgh.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

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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

