



GARDEN STIRLING BURNET

19 SMITH WYND

Tranent | East Lothian | EH33 2FG





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Nestled in the scenic East Lothian countryside



Welcome to 19 Smith Wynd

FIVE/SIX-BEDROOM EXECUTIVE DETACHED HOUSE



Welcome to an exclusive five/six-bedroom executive detached house which is beautifully presented throughout, offering modern neutral interiors and high-quality finishings, as well as secure private parking and a fully-enclosed garden.

GENERAL FEATURES

- An executive detached house in move-in condition
- Part of a sought-after contemporary development
- Picturesque setting on the rural fringes of Tranent
- Modern neutral interiors and high-quality finishings
- EPC Rating - B | CT Band - G

ACCOMODATION FEATURES

- Entrance hall with understairs storage and a WC
- Large living room with a south-facing box bay window
- Stunning open-plan breakfast kitchen/dining/family room
- Separate utility room with access to the rear garden
- Three double bedrooms (one with built-in wardrobes)
- Two additional versatile bedrooms
- A flexible ground-floor study/sixth bedroom
- Two modern three-piece en-suite shower rooms
- Four-piece family bathroom with a shower cubicle
- Gas central heating and double-glazed windows
- Solar roof panels to the southerly-facing front

EXTERNAL FEATURES

- Well-maintained front garden for added kerb appeal
- Large rear garden with a generous office outbuilding
- Private driveway and garage for off-street parking





PROPERTY NAME

19 Smith Wynd

LOCATION

Tranent, East Lothian, EH33 2FG

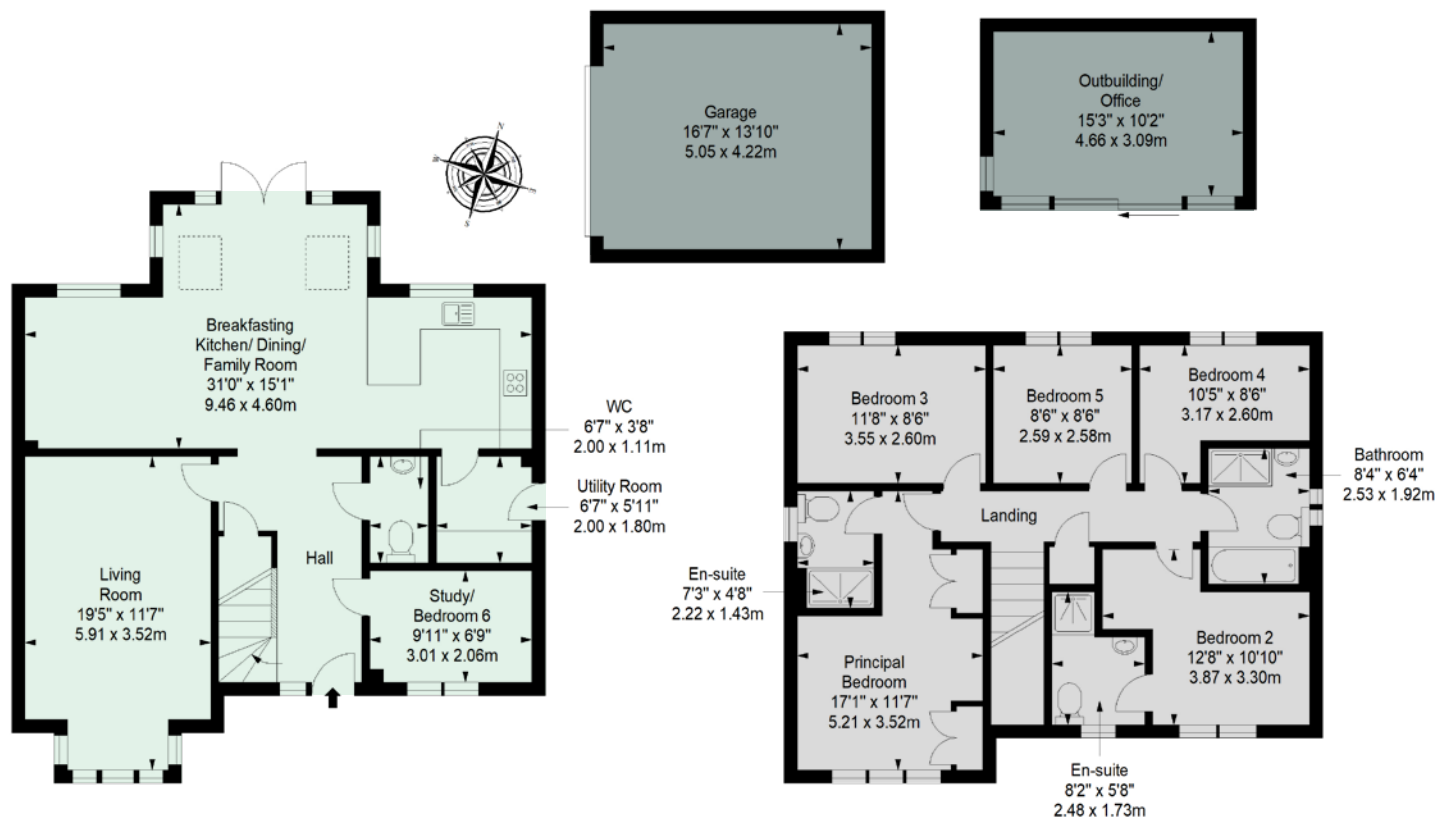
APPROXIMATE TOTAL AREA:

152.5 sq. metres (1641.5 sq. feet)

KEY



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





WELCOME TO

19 Smith Wynd

Presented in move-in condition, this modern five/six-bedroom detached house is an outstanding family home that offers a wealth of interior space. It includes a large living room, an exceptional open-plan kitchen and reception area, and two en-suites, a WC, and a four-piece family bathroom. The generous living space is accompanied by private parking for two cars and a lovely rear garden with an office outbuilding. Forming part of a sought-after contemporary development, the home has a family-friendly location too, set on the rural fringes of Tranent. It enjoys open countryside on the doorstep and remains within easy driving distance of all the town offers. It is a fantastic setting for families.

Nestled behind a neat front garden that adds to the home's kerb appeal, the main door welcomes you in to a bright hall with understairs storage and a convenient WC. Neutral styling and a sharp eye for detail provide a wonderful introduction, offering a glimpse of the high-quality interiors to follow.



A HAVEN

for unwinding and socialising

The living room is a haven for unwinding and socialising. It has a large footprint to accommodate a generous choice of comfy sofas and it is bathed in natural light from a south-facing box bay window, framing open views over the

surrounding countryside. Like every aspect of this home, the space is elegantly presented too. It is decorated in crisp white, alongside a subtle accent wall and acoustic wall panels, creating a media focal point.



THE KITCHEN



A stunning open-plan kitchen and reception area

Spanning the entire width of the property and lit by a multitude of windows, the open-plan kitchen, dining and family room is nothing short of stunning. Its substantial footprint (laid with a muted wood-toned floor) offers plenty of space for lounge furniture and a large table and chairs. The space also extends out into the rear garden via French doors – perfect for entertaining family and friends in the summer. Meanwhile, the kitchen is neatly zoned behind a breakfast bar, sporting a stylish combination of light grey base and wall cabinets and stone-inspired worktops. It is generously appointed, and finished with under-unit lighting and a selection of integrated appliances (ceramic hob, extractor hood, double oven, and dishwasher). A freestanding fridge/freezer is also included, along with a washing machine quietly stored in a neighbouring utility room.



Stunning open-plan breakfast kitchen/dining/family room





A WEALTH OF BEDROOMS

offering exceptional versatility

The five bedrooms are on the first floor, each room enjoying neutral décor and soft carpets for maximum comfort. Providing the homeowners with added luxury, the principal bedroom also features two built-in wardrobes and a modern en-suite shower room. The second double



bedroom has the benefit of its own en-suite shower room as well. Bedroom three is also a double, whilst bedrooms four and five are versatile spaces currently used as children's rooms. In addition, there is a ground-floor study that can be used as a sixth bedroom if required.



The principal bedroom features two built-in wardrobes and a modern en-suite shower room



Two en-suites, a WC, and a four-piece family bathroom



Matching the style and standards of the two en-suites and the WC, the first-floor family bathroom is finished in white with tiles around the wet areas. It has an easy-upkeep floor and a quality four-piece suite, comprised of a toilet, a washbasin, a bath, and a separate shower cubicle. The property has gas central heating and double-glazed windows ensuring a comfortable environment all year round. Solar roof panels to the southerly-facing front bring greater efficiency.

THE BATHROOMS



GARDEN & PARKING

Designed for relaxing and dining



Designed for relaxing and dining in the sun, the large rear garden has a low-maintenance setup laid with paving and an artificial lawn. It is fully enclosed for the safety of pets and children, and it boasts a generous office outbuilding which provides a quiet space for home working, complete with power, lighting, and WIFI. The property also has a private driveway and garage for off-street parking.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale.

TRANENT

East Lothian

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.



19 Smith Wynd



GARDEN STIRLING BURNET

— We Are East Lothian —

OFFERS TO:

22 Hardgate, Haddington EH41 3JS

Tel: 01620 825 368

Fax: 01620 824 671

DX540733 Haddington



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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.