



1 GARDINER'S PLACE

TRANENT, EAST LoTHIAN, EH33 1BD

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Part of the Tranent conservation area, this traditional detached house is a rarely available four-bedroom family home that offers bright and airy accommodation. The beautiful interiors are finished with light neutral décor and many of the rooms enjoy original feature fireplaces for added decoration. It boasts three reception areas, a generously appointed dining kitchen, and two bathrooms and a WC. It also has private parking and a suntrap garden.

Stepping inside, you are greeted by a pristine hall that sets the scene for the rest of the home. Double doors make an entrance into the living room. Here, spacious proportions are bathed in a cascade of light from dual-aspect windows to the east and south. The neutral palette further elevates the room, whilst an imposing fireplace forms a focal point, coming complete with a cosy log-burning stove. There are two additional reception areas as well: a dual-aspect sitting room with a wooden floor and a wall-mounted electric fire, and a spacious formal dining room with built-in storage. It ensures plenty of space for families. In the dining kitchen, there is generous cabinet storage in white and sweeping worksurfaces in stone effect. It is an attractive, monochrome design that is practical and appealing. It comes with a gas range cooker, a fridge/freezer, and a washing machine.

FEATURES

- A rarely available traditional detached house
- Part of the Tranent conservation area
- Neutral interiors with original feature fireplaces
- Welcoming entrance hall
- Spacious living room with a log-burning stove
- Dual-aspect sitting room with electric fire
- Formal dining room with built-in storage
- Monochrome-inspired dining kitchen
- Bright landing with access to the attic
- Four double bedrooms (two with storage)
- Quality three-piece en-suite bathroom
- Family bathroom with a three-piece suite
- Large attic with development potential
- Private driveway for off-street parking
- Fully-enclosed, south-facing rear garden
- Gas central heating and traditional sash windows



Virtually staged by Property Studios



Just between the kitchen and living area, there is also a handy WC and rear garden access. Meanwhile, the four double bedrooms are upstairs off a bright landing with access to a large attic with development potential. The principal, second, and third bedrooms were redecorated six months ago and they are laid with wooden floorboards that can be primed or carpeted upon preference. The dual-aspect principal bedroom also boasts the luxury of an en-suite bathroom, whilst bedroom three has built-in storage and bedroom four has a built-in wardrobe. A three-piece family bathroom completes the interiors. The property has gas central heating and traditional sash windows. Outside, there is a private driveway to the front for off-street parking. To the south-facing rear, there is a large garden that is fully enclosed and with a low-maintenance design, framed by mature plants and shrubs. Capturing lots of daily sun, it is ideal for summer dining.

Extras: all fitted floor and window coverings, light fittings, and white goods are included as seen, with no guarantees.





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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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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

