

Tranent

Call 01875 611211

Offers Over £320,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Gardiner`s Place, Tranent, EH33 1BD



Well-presented detached villa offers spacious and comfortable living accommodation extending to approximately 119m². Built circa 2002, the property enjoys a pleasant position within an established and popular residential area of Tranent, surrounded by a variety of modern house types and benefiting from convenient access to local amenities, schools, and transport links. The accommodation is thoughtfully laid out to provide flexible living space ideal for family life and features an open front garden along with an enclosed rear garden incorporating generous timber decked areas, perfect for outdoor entertaining or relaxing.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Kitchen
- * Dining room/bedroom 4
- * Shower room
- * Double bedroom with fitted wardrobes
- * Study / bedroom 3

FIRST FLOOR

- * Upper landing
- * Master bedroom with bay window, fitted wardrobes and en-suite shower room

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating
- * Private front garden along with an enclosed rear garden incorporating generous timber decked area



5 GARDINER'S PLACE TRANENT EH33 1BD

All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2025 PreviewMyHome.co.uk

Situation

Located in the scenic countryside of East Lothian, 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 and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No

warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band C

Council Tax

Band D

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.