

8 Mains Gardens

TRANENT, EAST LoTHIAN, EH33 1FB



Stunning four-bedroom home that has been extended to an incredibly high standard with a balcony overlooking the countryside



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Welcome to 8 Mains Gardens, a stunning four-bedroom detached house in Tranent that has been thoughtfully extended and impeccably maintained. This property seamlessly blends modern luxury with practical family living, offering a unique and comfortable home.

THE LOUNGE



As you step into the house, you are greeted by the original living room to your right. This bright and inviting space is enhanced by large bay windows, allowing natural light to flood the room. The open flat archway leading to the kitchen creates a bright and airy feel, perfect for socializing and entertaining.

THE KITCHEN/DINER



The kitchen is of sleek design, fitted with top-of-the-line appliances including a Range Master, microwave, large fridge/freezer, and a wine fridge. There is ample work and storage space to cater to all your culinary needs. Off the kitchen, you will find a convenient W.C. and utility room.



THE UTILITY & WC



At the rear of the house, the new sitting room in the extension is a standout feature. Floor-to-ceiling windows span the entire back wall, sliding open to provide seamless access to the garden. This spacious room, complete with a wall-mounted TV, is ideal for family gatherings and relaxation.

Completing the ground floor is the fourth double bedroom, thoughtfully converted from the original garage. This versatile space can be used as a guest room, home office, or additional family room.

THE SITTING ROOM



BEDROOM 4





Upstairs, the original section of the house hosts two double bedrooms, both featuring built-in wardrobes. One of these bedrooms boasts a three-piece en-suite, adding an extra touch of convenience and luxury.

THE SHOWER ROOM



BEDROOM 2



boasts a three-piece en-suite, adding an extra touch of convenience and luxury

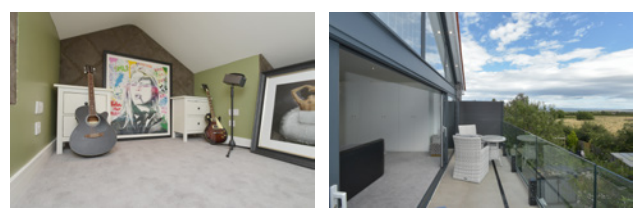


BEDROOM 3



The principal bedroom, located in the rear extension, is the true highlight of this home. This double-height room features floor-to-ceiling windows with remote-controlled shutters, allowing you to control the light to your preference. The room includes built-in storage, comfortably accommodates a king-size bed, and features a striking glass wall for artwork. Above the door, a cosy reading nook is accessible by a ladder. The bedroom also boasts a sleek open-plan four-piece bathroom with double sinks, and from here, you can step out onto a private balcony with breathtaking views across the countryside.

THE MASTER BEDROOM



Externally, the rear garden is a true oasis. A decked area beneath the balcony provides a perfect spot for seating, while a sunken hot tub offers a touch of luxury. The bottom of the garden features artificial grass and a paved section for outdoor dining. Additional outbuildings have been erected, ideal for use as a gym or versatile spaces to suit your needs.

To the front of the house, a driveway comfortably accommodates three cars, adding to the convenience of this exceptional property.

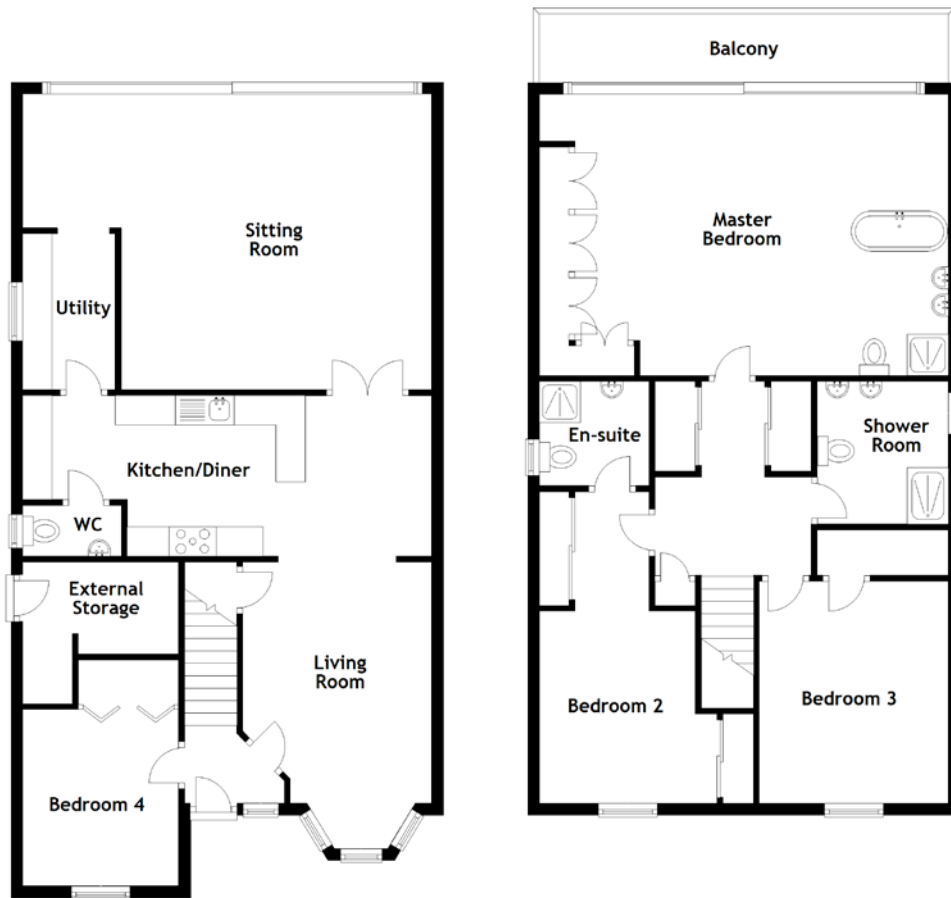
8 Mains Gardens is a special home that offers a perfect blend of modern living, luxury, and practicality. Don't miss the opportunity to make this stunning house your new home.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

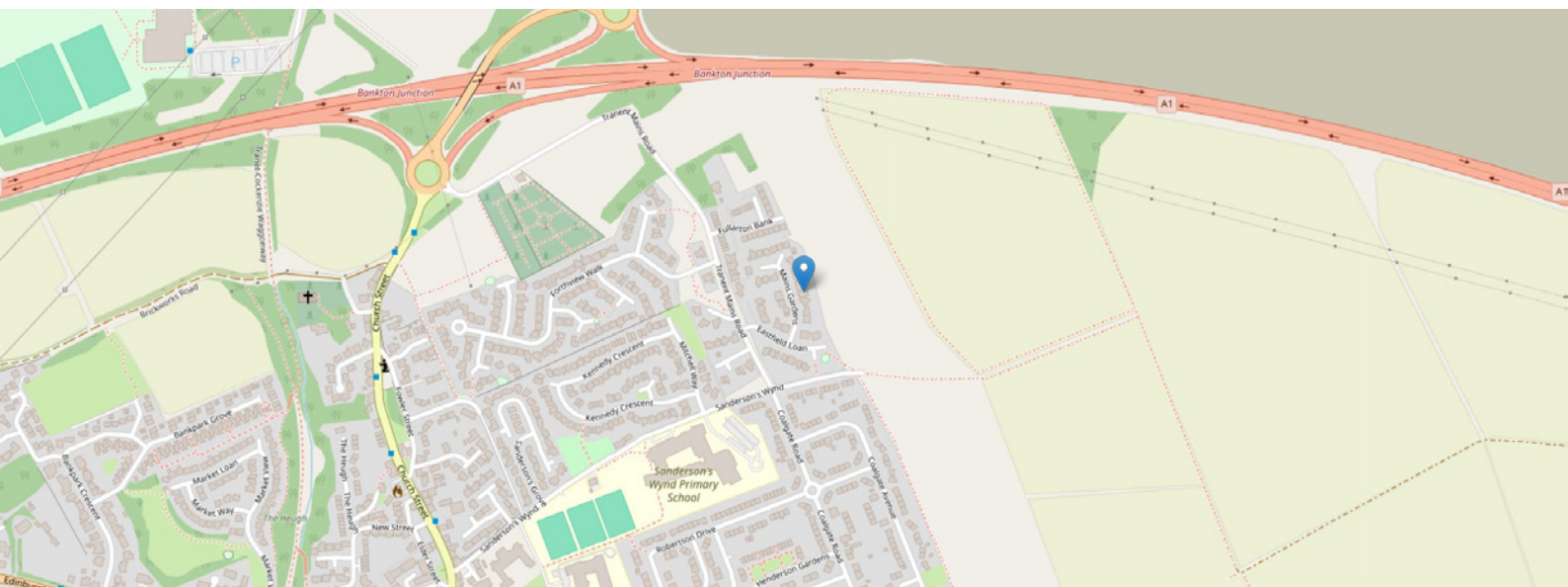


Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|--------------------------------|
| Living Room | 4.87m (16') x 3.71m (12'2") |
| Kitchen/Diner | 6.95m (22'10") x 2.73m (8'11") |
| Utility | 2.65m (8'8") x 1.57m (5'2") |
| WC | 1.64m (5'5") x 0.86m (2'10") |
| Sitting Room | 6.95m (22'10") x 5.02m (16'6") |
| Bedroom 4 | 3.00m (9'10") x 2.65m (8'8") |

| | |
|------------------|--------------------------------|
| Master Bedroom | 6.95m (22'10") x 4.78m (15'8") |
| En-suite | 1.86m (6'1") x 1.78m (5'10") |
| Bedroom 2 | 5.04m (16'6") x 3.02m (9'11") |
| Bedroom 3 | 3.77m (12'4") x 3.21m (10'6") |
| Shower Room | 2.43m (8') x 2.22m (7'4") |
| External Storage | 2.65m (8'8") x 2.41m (7'11") |

Gross internal floor area (m²): 165m²
EPC Rating: C



THE LOCATION

Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks, ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores.





Tranent's popularity with commuters is in part due to excellent bus services operating to and from the City Centre and many surrounding areas along with a network of roads leading to the City Centre which is approximately 10 miles away.

Rail connections are available at Prestonpans, Wallyford and Musselburgh.

Within the town, there is a range of schools for all ages and several leisure facilities including a swimming pool.



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