

2 Park View

Tranent Mains Road, Tranent, East Lothian, EH33 1EW



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An executive family home

close to Edinburgh



Enjoying a tranquil location with enviable sea views from an upper balcony, this modern detached house is a high-end family home with three double bedrooms, multiple bathrooms, and comfortable living/dining areas that face south and lead onto an equally sunny enclosed garden. Superb private parking (with electric charging) completes this exclusive residence on the fringes of a popular country town, desirably close to the coast and the capital.

General Features

- Peaceful setting outside Tranent
- Views of the nearby coast
- Exclusive detached family home
- High-end contemporary interiors

Accommodation Features

- Welcoming entrance hall with storage
- Dual-aspect living room with garden access
- Sunny integrated kitchen with dining island & garden access
- Versatile study/Bedroom 4
- Three spacious double bedrooms (one with storage)
- First-floor landing with storage
- Shower room in the principal suite
- Three-piece family bathroom
- Ground-floor utility room and WC
- Partially floored loft with light
- All internal lights on dimmers
- Gas central heating (Nest controlled boiler) and double glazing
- Security cameras and alarm system

Exterior Features

- First-floor balcony with sea views
- Attractive front planting
- Secure south-facing rear garden
- Summerhouse and a shed (both with power and light)
- Private multi-vehicle driveway (with electric charger)



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Welcome

The sophisticated finish is instantly apparent

A path bordered by attractive planting guides you to the entrance. Once inside, the sophisticated finish is instantly apparent within a stylishly decorated hall featuring durable porcelain flooring. The hall has storage and access to the kitchen and living room, both spaces opening onto the rear garden and designed to take full advantage of the property's sunny aspect.



The spacious, dual-aspect living room presents a comfy retreat for relaxation with subtle sage-green décor and soft carpeting underfoot. A sandstone hearth with a stylish stone backdrop provides the perfect spot for a cosy log burner.





Social dining kitchen

enjoying a high-end finish and garden access

The sun-filled kitchen is another social hub, centred around a five-seater dining island. Aqua-blue gloss tiling and floral motif wallpaper add colour to the muted tones of the cabinetry, quartz worktops, and porcelain flooring. The integration of top-brand appliances achieves a flawless finish. These include a Bosch oven, microwave, and five-ring gas burner, a Hotpoint fridge freezer and wine cooler, and a Miele dishwasher. There is also an integrated three-part bin/recycling store and a boiling water tap. Discreet space for laundry appliances is provided in a stylish fitted utility room, located off the hall with a handy WC.







Versatile light-filled study

option for a
fourth bedroom

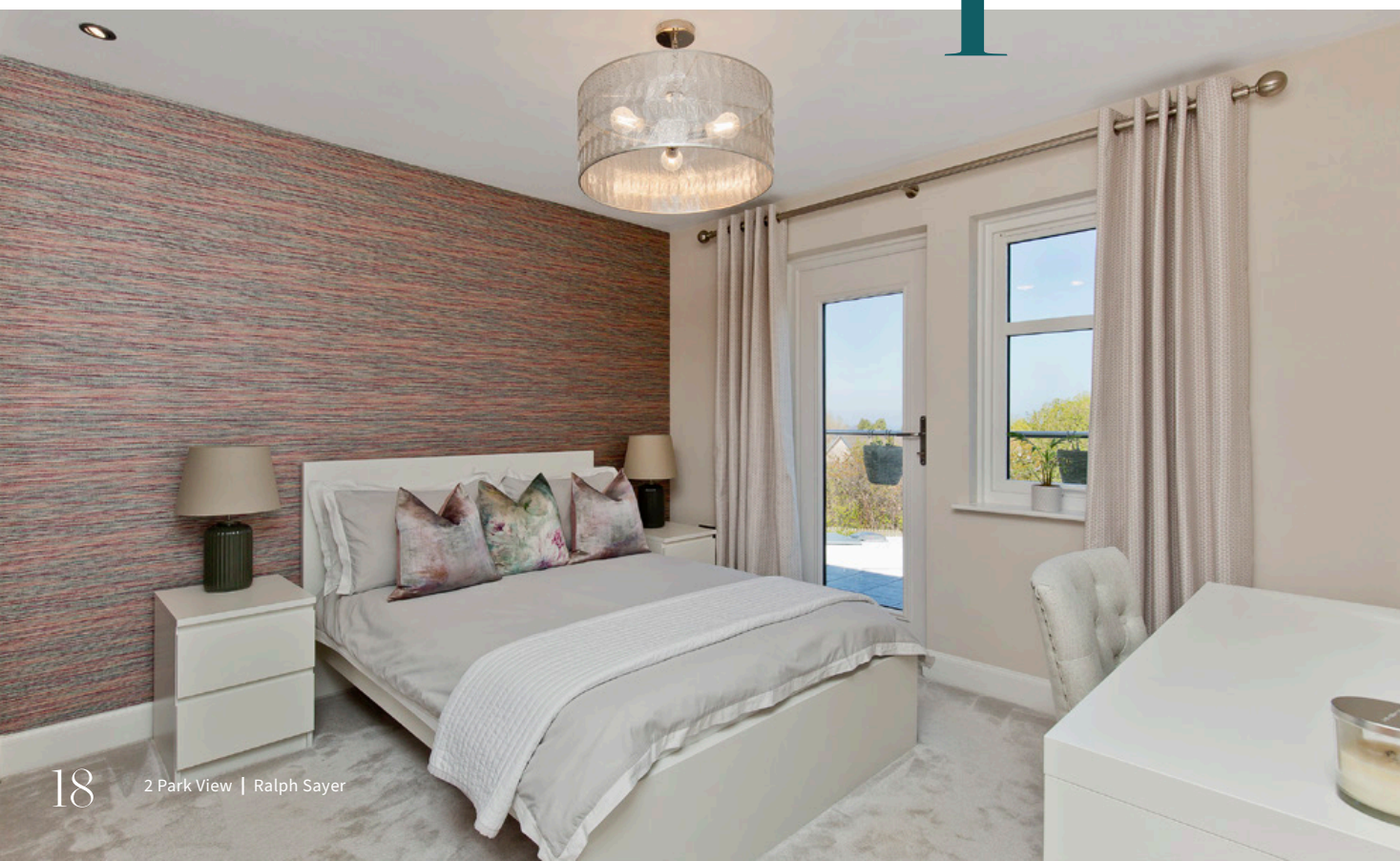
Completing downstairs is an exceptionally bright, porcelain-floored study that can easily be converted to a playroom or a fourth bedroom.



A principal bedroom

opening onto a seating balcony with coastal views

Multiple windows light the double-height staircase from the hall, which features plush carpeting. This comforting finish continues onto the landing and its adjoining bedrooms, all adorned with accent décor. Two bedrooms, including the principal and another with fitted wardrobes, open onto a glass balustrade balcony offering vistas across the rooftops to the sea – a lovely spot for morning coffee! The balcony has a double power socket, and the principal bedroom benefits from bedside USB sockets.







Multiple conveniences

to accommodate a family's busy
daily routines

Well-equipped for busy daily schedules, in addition to a ground-floor WC, there is a shower room in the principal suite and a three-piece family bathroom on the first floor. Both washrooms are chicly presented and include vanity storage.



A suntrap garden

with an attractive summerhouse

Secured by fencing and sheltered by leafy planting, the garden is a delightful, safe space for family recreation and entertaining. It enjoys sun throughout the day and is thoughtfully landscaped with easy upkeep in mind. There is a dining terrace, a lawn, and a seating deck, plus a timber summerhouse and a handy shed, both with power and light. Additionally, there are hot and cold water taps, several Smart Wi-Fi-enabled sockets, and plinth lights in the decking.



To the front of the house is private driveway parking for three/four cars, with an Ohme electric car charger.

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated appliances, excluding Bedroom 3 curtains and Bedroom 2 light fitting. The wall-mounted TV in the kitchen is also included.





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Property Name

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Location

Tranent, East Lothian, EH33 1EW

EPC Rating - C

Council Tax Band - F

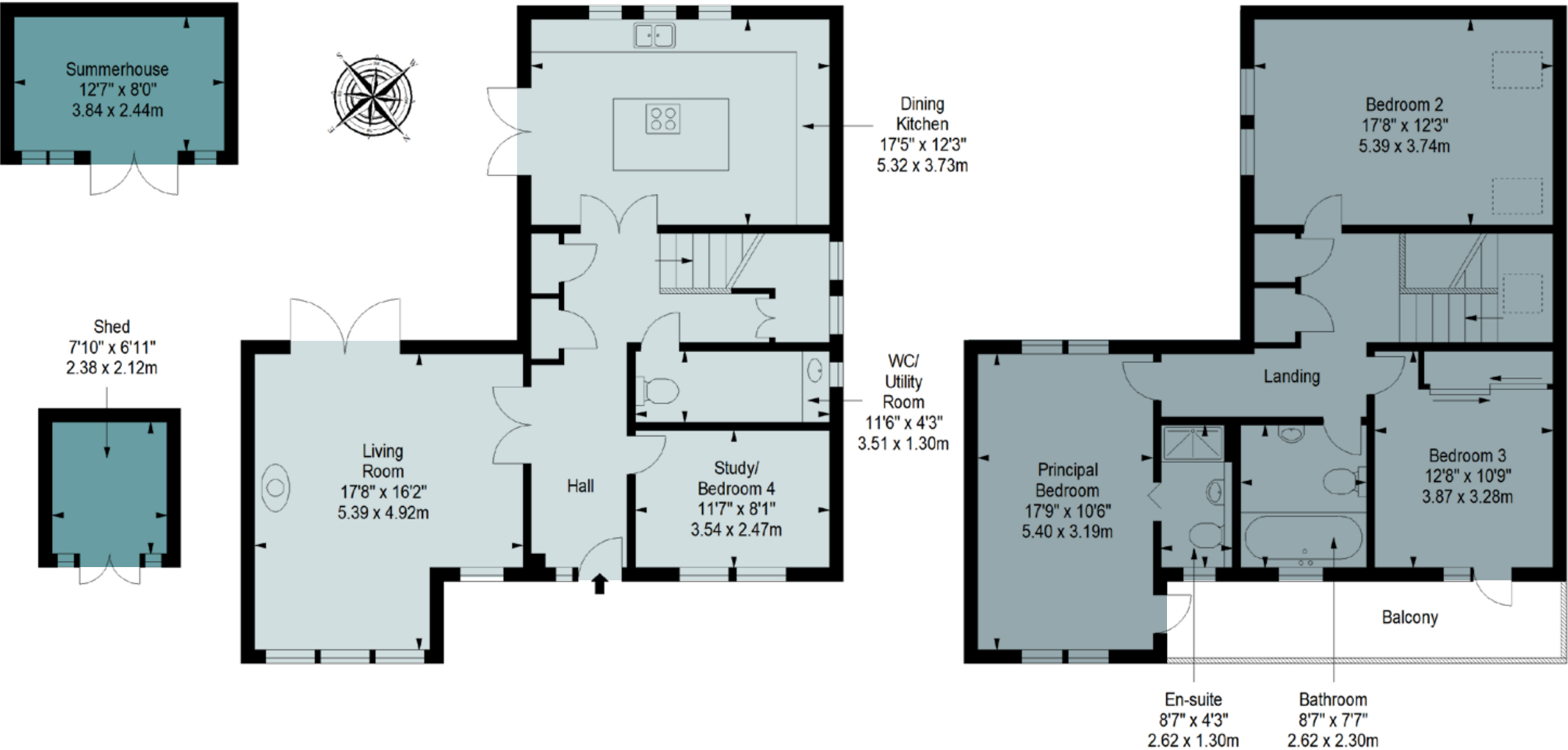
Home Report Value - £425,000

Approximate total area:

172.4 sq. metres (1855.8 sq. feet)

- Ground Floor
- First Floor
- Externals

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



The best of

city and country living



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.



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