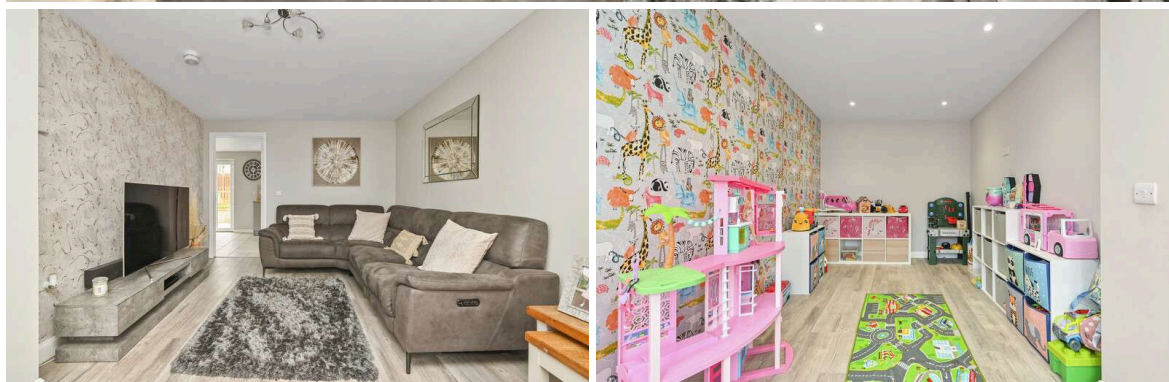




11 Fullarton Bank
TRANENT | EH33 1EY


warners
solicitors & estate agents



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Tranent | EH33 1EY

Warners are delighted to present to market this exceptionally light and spacious four bedroom detached villa boasting flexible family accommodation within wonderful private gardens, of immense appeal occupying a prime position on a small cul-de-sac development conveniently placed for a good range of amenities and excellent road links.

This lovely home is presented to the market in move condition, the current owners have converted the garage, giving families plenty of room to spread out within the well-presented accommodation and offering a number of different living configurations to suit the new owner's needs. To the front a large living room leads to the separate kitchen/dining room, and adjacent to this there is a sociable family room which is currently being utilised as a playroom, but could just as easily be a fifth bedroom, or ideal home office. The contemporary fully equipped kitchen/dining room features modern cabinetry, a range of integrated appliances for modern living and there is a handy utility room, WC and large storage cupboard off. Furthermore, there is ample room for dining furniture and French patio doors give direct access to the private rear landscaped garden. Upstairs accommodation houses four good sized bedrooms, the main bedroom enjoys the benefit of ensuite facilities and integrated wardrobes. A modern bathroom boasting a separate shower and bath completes the internal accommodation. Externally the house sits within fully enclosed private gardens, providing lots of space for children to play and for adults to relax. To the front is a large driveway and lawn garden, and to the rear, the south facing garden is mainly laid to astro, boasting separate patio and decking areas, making it perfect for al fresco dining and outdoor entertaining. There is also a large lean-to shed elevation, offering a generous amount of external storage space. Early viewing is recommended!

- Welcoming entrance hallway
- Light and spacious living room & downstairs WC
- Family room / fifth bedroom or home office
- Contemporary kitchen/dining room with utility room off, French patio doors give direct access to the private rear landscaped garden
- Main Bedroom with stylish ensuite shower room and integrated wardrobes
- Three further double bedrooms (one with integrated storage)
- Modern family bathroom with stylish four piece suite
- Gas central heating and double glazing
- Private front & south facing landscaped rear garden with lean-to shed
- Private driveway

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



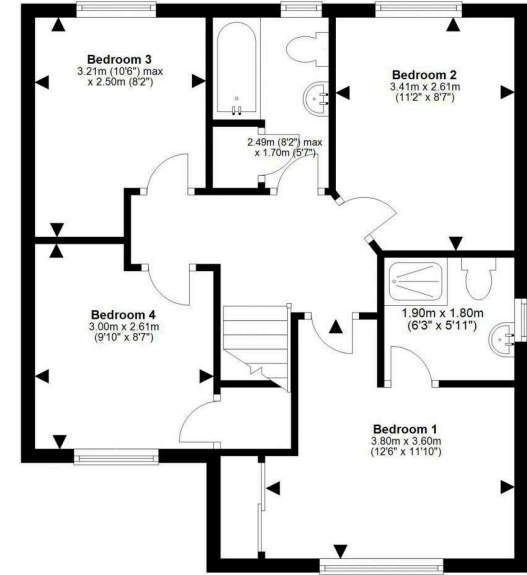
All integrated appliances and blinds will be included in the sale of the property. EPC: C Factoring: Approx. £192 P/Y: Hacking & Patterson.

The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area now boasts all manner of light industry, and consequently a wide range of services and amenities have been created. Shops, banking, building society and postal services are available. Schooling is well represented from nursery to senior level. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The city bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.