



Plot 37 The Norbury  
ROSEBERRY PARK | TRANENT | EH33 2FB

  
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## Plot 37 The Norbury Roseberry Park

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The Norbury boasts an impressive frontage with its attractive design and high-quality finishes. The white render and feature stone details give the home a touch of elegance, making it stand out in the neighbourhood. Then there's the single detached garage, providing you with convenient parking and extra storage space. As you step inside The Norbury, you're greeted with a warm and welcoming hallway that leads to the lounge, a ground floor bedroom or study, and the stairs to the first floor. The full-height window at the side of the front door floods the entrance with natural light, creating an inviting ambience.

The ground floor offers versatile living spaces to suit your needs. The fourth bedroom is located on this floor, and complete with built-in storage, it can be used as a cosy guest room or a practical home office. It makes an ideal bedroom for those with mobility issues who are unable to climb stairs. The lounge is a perfect place to unwind, featuring superfast broadband connection, CAT 5 cabling, and a TV point, allowing you to stay connected and entertained.

The heart of The Norbury lies in its spacious kitchen, dining, and family area located at the back of the home. The kitchen is equipped with modern conveniences, including a 4-burner gas hob, single oven, integrated fridge freezer, dishwasher, and more. Chrome ceiling downlights and worktop lighting add a touch of sophistication, making this space not only functional but also stylish. Additional storage under the stairs ensures that you have ample room to keep things organised.

The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. 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 A1, city bypass and main motorway networks are also within easy reach.

### PRICE & VIEWING:

Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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