



5 Grant Crescent
TRANENT | EH33 1FQ



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Situated within a sought-after modern development in Macmerry, near Tranent, this stylish two-bedroom semi-detached home presents a perfect opportunity for a range of buyers, from first-time homeowners to downsizers. The property offers well-proportioned accommodation, contemporary finishes, and well-maintained outdoor spaces, all combining to create a warm and inviting living environment. Upon entering, you are welcomed by a bright entrance hallway with built-in storage, leading through to the generous sitting and dining room. This impressive living space is bathed in natural light and benefits from direct access to the rear garden, providing a seamless connection between indoor and outdoor living—ideal for entertaining guests or simply enjoying a quiet moment outdoors. The kitchen is positioned separately and features sleek white units offering ample storage and a crisp, modern aesthetic. A handy WC on the ground floor adds an extra layer of convenience to the layout. Upstairs, the property continues to impress with two well-sized double bedrooms. The family bathroom is tastefully appointed with a contemporary three-piece suite, including a shower over the bath, catering to both busy mornings and relaxing evenings. The rear garden is a standout feature, landscaped and mainly laid to lawn with a premium Indian sandstone patio area and a pergola, creating an inviting space perfect for al fresco dining and outdoor entertaining. A garden shed provides useful additional storage. The property also benefits from a good-sized private driveway, offering off-street parking for multiple vehicles. The attic is partially floored and accessed via a fitted Ramsey ladder, providing excellent additional storage space. Further benefits include gas central heating, double glazing, and a neutral decor that gives a modern and cohesive feel throughout.

Early viewing is highly recommended to fully appreciate the space, finish, and lifestyle this immaculate home has to offer.

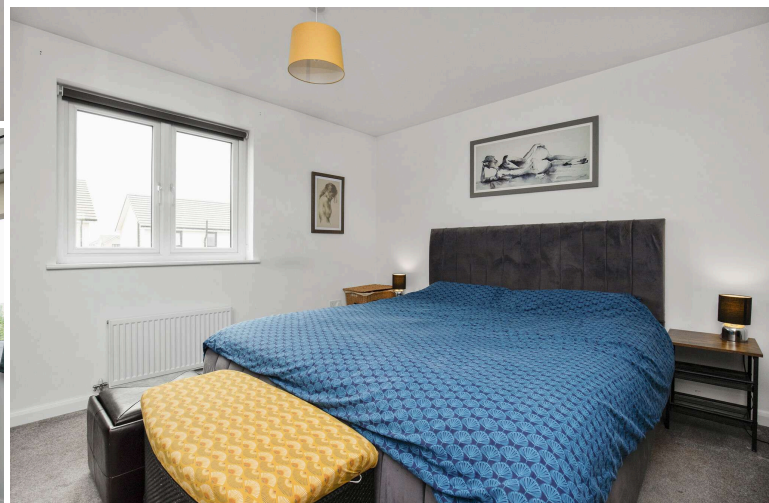
- Welcoming hall with storage
- Bright and spacious sitting/dining room with direct garden access
- Two double bedrooms
- Contemporary family bathroom with shower over bath
- Handy WC on the lower level for convenience
- Private front and rear landscaped gardens
- Private Driveway with EV charger
- Gas central heating and double glazing
- Partially floored attic with Ramsey ladder access

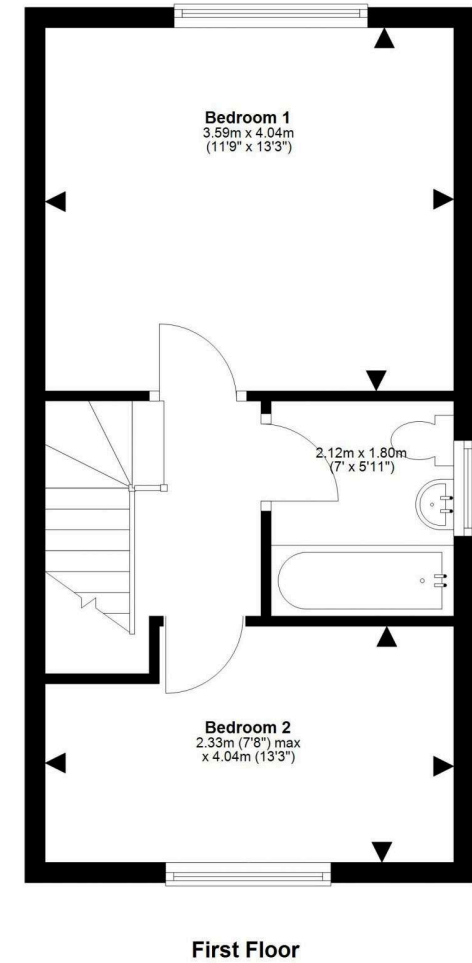
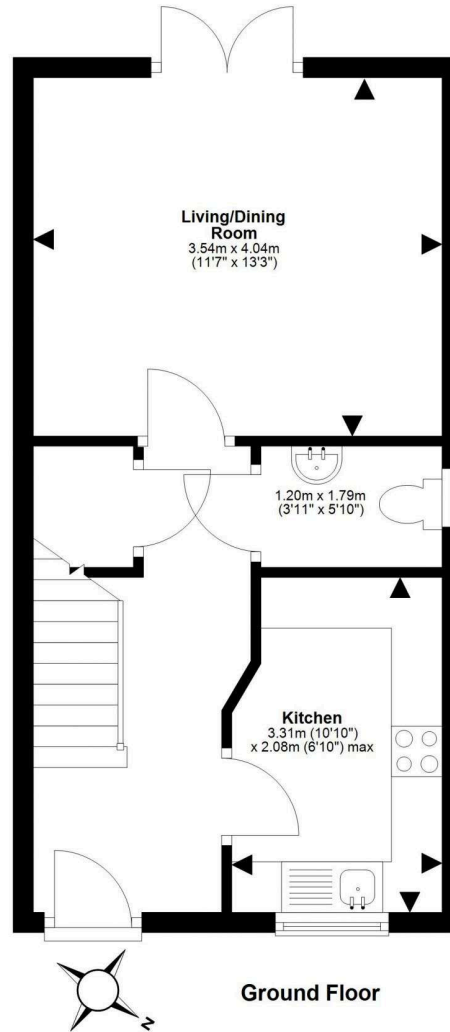
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property. EPC: CT: Factoring: Approx. £15 P/M: Hacking & Paterson.

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.





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