

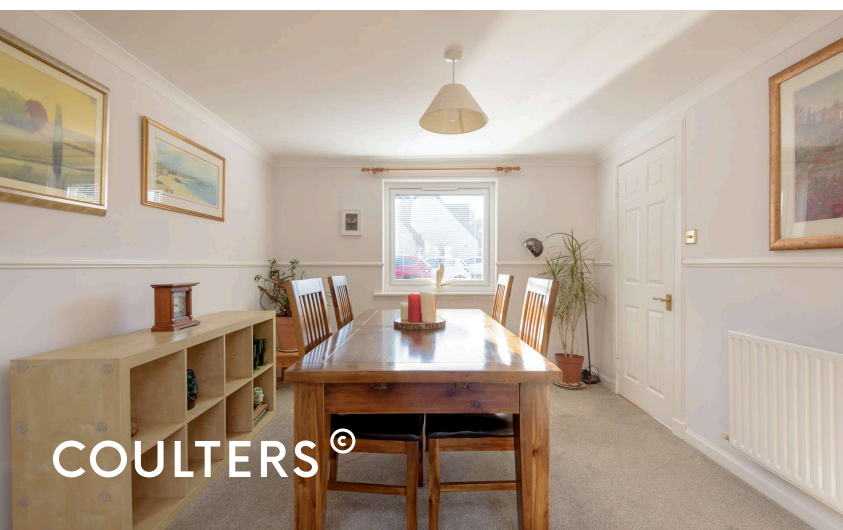
COULTERS<sup>©</sup>

# 7 MOUNTFAIR GARDENS

TRANENT, EAST LoTHIAN, EH33 1NZ

 4 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Well maintained detached four bedroom house with an appealing and flexible layout, situated in a small established development close to amenities.

There is driveway parking with access to a detached single garage and an electric car charging point, the front garden is laid to lawn with planted borders and the rear garden is fully enclosed with fencing and hedging, a large patio adds to the enjoyment of this attractive space.

The accommodation comprises a welcoming hallway with useful cupboard and cloakroom with WC; sitting room to the rear with access to the garden; dining room to the front with double doors to the sitting creating the option for open plan living; double bedroom 4; kitchen/breakfast room fitted with an excellent selection of units; utility room with door to garden.

On the first floor - principal bedroom with fitted wardrobes and modern en suite shower room; two further double bedrooms and a family bathroom.

## KEY FEATURES



Well maintained detached house



Private front and rear gardens



Established residential location



EPC Rating - C



4 double bedrooms



Driveway and garage



Close to amenities and transport links



Council Tax Band - E









## THE LOCAL AREA

Approximately ten miles east of Edinburgh Tranent is a bustling East Lothian town with a welcoming community. Its wonderful location means that outdoor recreational opportunities are exceptional including countryside walks and cycles, golf at some of the most renowned courses, and days spent on breathtaking beaches including those at nearby Gullane and North Berwick. Indoor recreation is well provided for with a popular leisure centre housing a 25m swimming pool, health suite, state-of-the-art gym, fitness classes, and sports halls, and Meadowmill Sports Centre has a gym and outdoor sports pitches. The thriving high street features an array of retailers perfect for daily shopping needs and there is a large Aldi and Asda along with restaurants and pubs. Fort Kinnaird Retail Park only a short drive away has an Odeon Cinema, high street stores, and casual dining choices such as Five Guys. Local schooling includes Sandersons Wynd Primary School, and it is in the catchment area for Ross High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. The nearest train station is Prestonpans which offers regular services between Edinburgh and North Berwick and there is easy access to Edinburgh by car via the A1 and City Bypass.

## EXTRAS

The property benefits from gas central heating and double glazing. The blinds, fitted floor coverings and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £320,000**







Mountfair Gardens,  
Macmerry,  
Tranenet, EH33 1NZ



Approx. Gross Internal Area

1251 Sq Ft - 116.22 Sq M

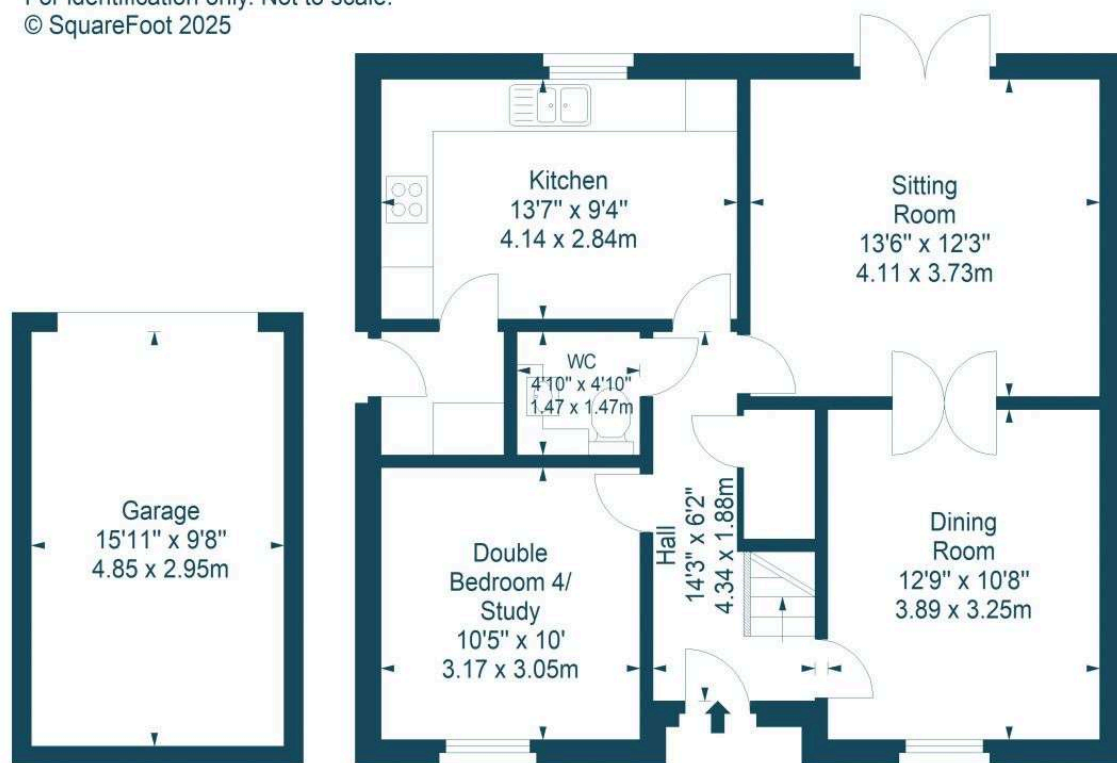
Garage

Approx. Gross Internal Area

156 Sq Ft - 14.49 Sq M

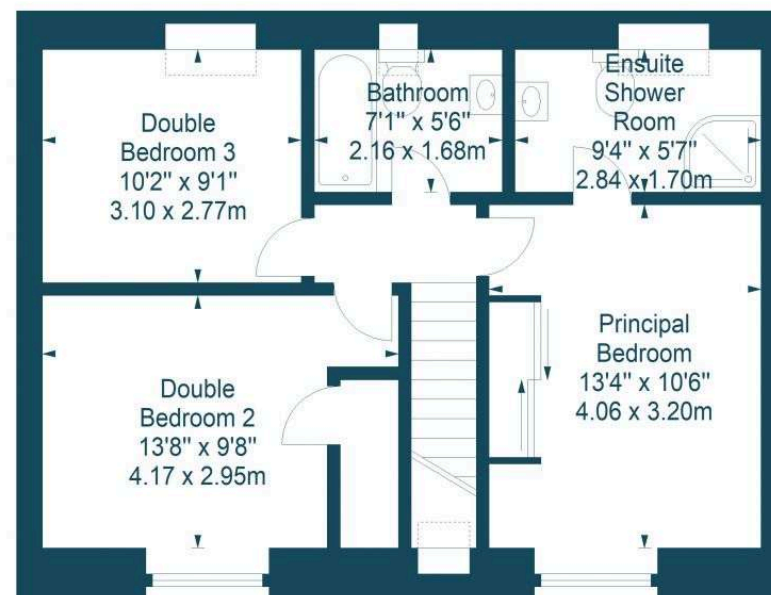
For identification only. Not to scale.

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Ground Floor

Ground Floor



First Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.