

COULTERS[©]

11 FLEETS GROVE

TRANENT, EAST LoTHIAN, EH33 2QB

 4 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Peacefully located in a quiet cul-de-sac in the popular and convenient town of Tranent, 11 Fleets Grove is an attractive four bedroom detached house ideally situated within easy reach of a number of good local amenities.

The property offers well proportioned, flexible accommodation, in good order throughout, and benefits from a generous south west facing landscaped garden, a detached garage and driveway parking.

KEY FEATURES



Well proportioned detached house



Bright, flexible accommodation



Four bedrooms and good storage throughout



Low maintenance south west facing landscaped garden



Detached garage and private driveway



Peacefully located close to local amenities



EPC Rating - D



Council Tax Band - E



The bright, well presented property comprises: an entrance hall with under stair storage and a WC; spacious sitting room/dining room with a dual aspect to the front and sliding doors opening to the rear garden; kitchen fitted with a good range of units and all appliances, opening to a bright conservatory also providing access to the garden; double bedroom 2; and a utility room.

A carpeted staircase leads to the first floor which comprises; three double bedrooms, two with fitted wardrobes, and a shower room.





VIRTUALLY STAGED IMAGE



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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 at the Mercat Gait Centre in nearby Prestonpans, housing a 25m swimming pool, health suite, state-of-the-art gym and fitness classes 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 Windygoul 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

All fitted carpets, fitted floor coverings, curtain, blinds, light fittings, the electric hob, single oven, microwave, fridge/freezer, dishwasher and washer/dryer are included in the sale price. The furniture is available by separate negotiation.

HOME REPORT VALUATION: £345,000

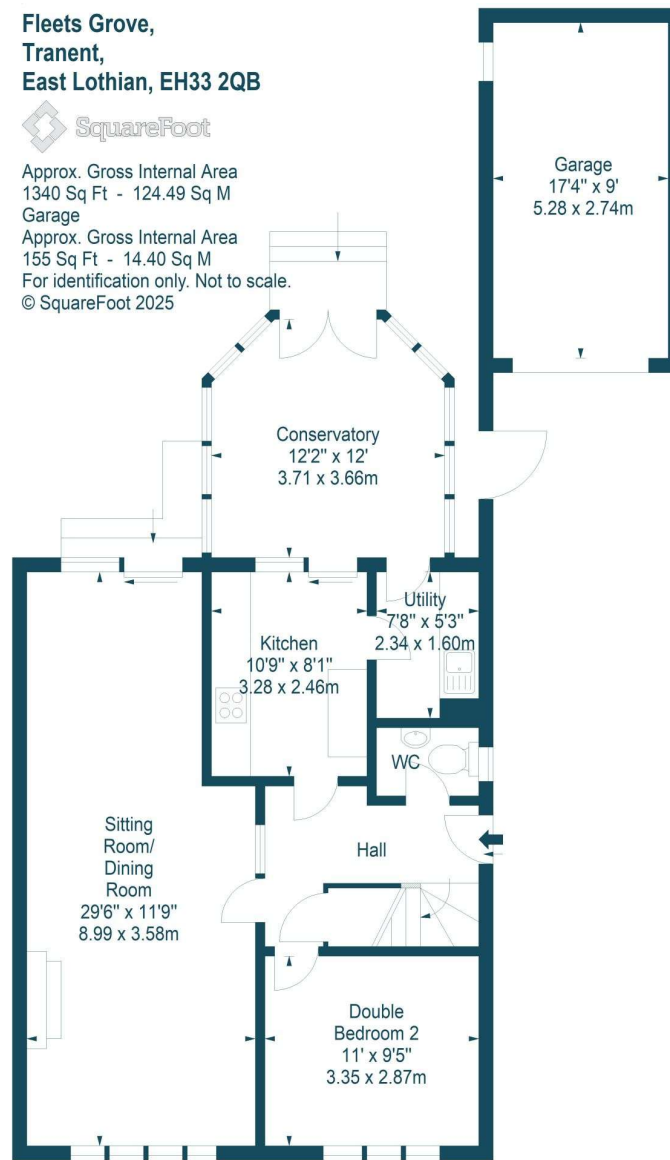


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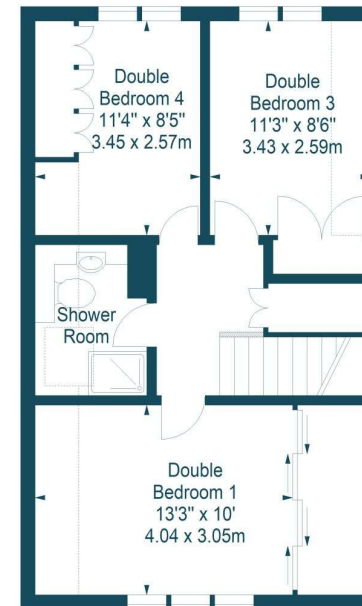


Approx. Gross Internal Area
1340 Sq Ft - 124.49 Sq M
Garage

Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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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.