

COLLIER

8 BERRY WAY

ELPHINSTONE, EAST LoTHIAN, EH33 2FR

 4 BED  3 BATH  3 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented four bedroom detached family home situated within a modern development in popular Elphinstone.

This spacious and stylish property features durable, easy-to-maintain Karndean flooring throughout the ground floor, a generous rear garden, and a private garage, perfect for contemporary family living.

The property also benefits from Solar panels.



KEY FEATURES



Spacious detached family home



Four double bedrooms



Enclosed garden to the rear



Garage



Popular modern development



Solar panel system



EPC Rating - B



Council Tax Band - F



It comprises; welcoming entrance hallway with convenient WC and understair storage cupboard; bright and well proportioned sitting room; a versatile playroom or study offering flexible living space; a light and spacious open plan kitchen/breakfast/dining room with breakfast bar, gas hob, double oven and integrated appliances. French doors open directly from the dining area onto the rear garden, ideal for entertaining. A separate utility room with large pantry cupboard and direct access to the rear garden completes the accommodation on this level.

Upstairs the principal bedroom boasts fitted wardrobes and a stylish ensuite shower room. There are three further double bedrooms one of which also benefits from an ensuite; and a modern family bathroom





THE LOCAL AREA

Tucked away in the picturesque East Lothian countryside, the charming village of Elphinstone enjoys a prime location just 10 miles from Edinburgh city centre. With convenient access to the A1, regular bus routes, and Prestonpans train station close by, commuting to the capital is fast and hassle-free.

Just a five-minute drive away, the bustling town of Tranent offers a wide range of amenities, including independent shops, high-street retailers, banks, cafés, pubs, and restaurants. It also features a library and a well-equipped sports and community hub, the Loch Centre. Located in the heart of Tranent, the Loch Centre boasts a 25-metre swimming pool, a multi-purpose sports hall, dance studios, a modern gym, and a children's soft play area.

For an even greater choice of shopping and leisure facilities, Fort Kinnaird Retail Park is nearby, home to a variety of major retailers, supermarkets, a cinema complex, and a state-of-the-art fitness centre.

Families are well served by local primary and secondary schools, while further and higher education options are available in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.

EXTRAS

All fixtures and fittings, fitted floor coverings, fitted window coverings and light fittings are included in the sale.

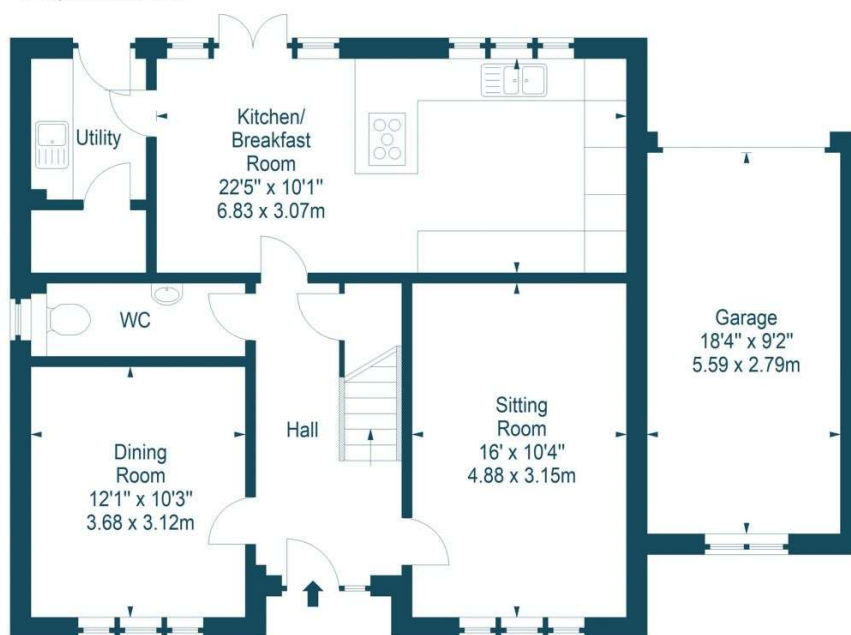
HOME REPORT VALUATION: £395,000



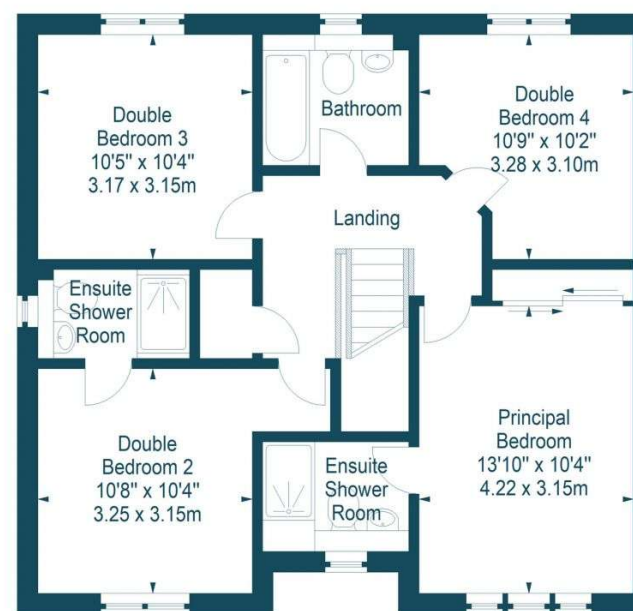
Berry Way,
Elphinstone,
Tranent,
East Lothian, EH33 2FR



Approx. Gross Internal Area
1498 Sq Ft - 139.16 Sq M
Garage
Approx. Gross Internal Area
169 Sq Ft - 15.70 Sq M
For identification only. Not to scale.
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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.