



GARDEN STIRLING BURNET

13 GAVIN'S LEE, TRANENT
EAST LoTHIAN, EH33 2AP



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This modern four-bedroom detached property offers a fantastic family home, quietly situated in the popular East Lothian town of Tranent, just a 30-minute journey from Edinburgh. Its light-filled interior is tastefully presented in a contemporary colour palette with stylish finishes, whilst the enclosed rear garden includes a powered garden room, ideal for quiet home working. A driveway and attached single garage provide ample private parking.

A naturally lit entrance hall with storage flows into a comfortably proportioned living room, the kitchen, and the dining room, with wood-look flooring extending through these spaces. The dining room opens onto the garden and features cupboard storage and a wide opening to the kitchen, creating a sociable setting for family meals and entertaining. The kitchen is adjoined by a utility room with external access and a handy WC. Appointed in contemporary grey tones, it comes fitted with cabinets, workspace, and eye-catching splashback tiling. Integrated appliances include a double oven, dishwasher, and five-ring gas hob with a ceiling-mounted hood. Additionally, there is a freestanding American-style fridge freezer and, in the utility room, a freestanding washing machine and dryer.

FEATURES

- Bright and spacious detached family home with a peaceful country town location
- Welcoming entrance hall
- Comfortable living room
- Dining room with garden access and opening to the kitchen
- Stylish kitchen with utility/WC providing external access
- Principal suite with fitted wardrobes and en-suite shower room
- Three further double bedrooms with storage
- Contemporary bathroom with shower-over-bath
- Low-maintenance enclosed garden
- Powered garden room – ideal for home working
- Private driveway and integrated single garage
- Gas central heating and double glazing





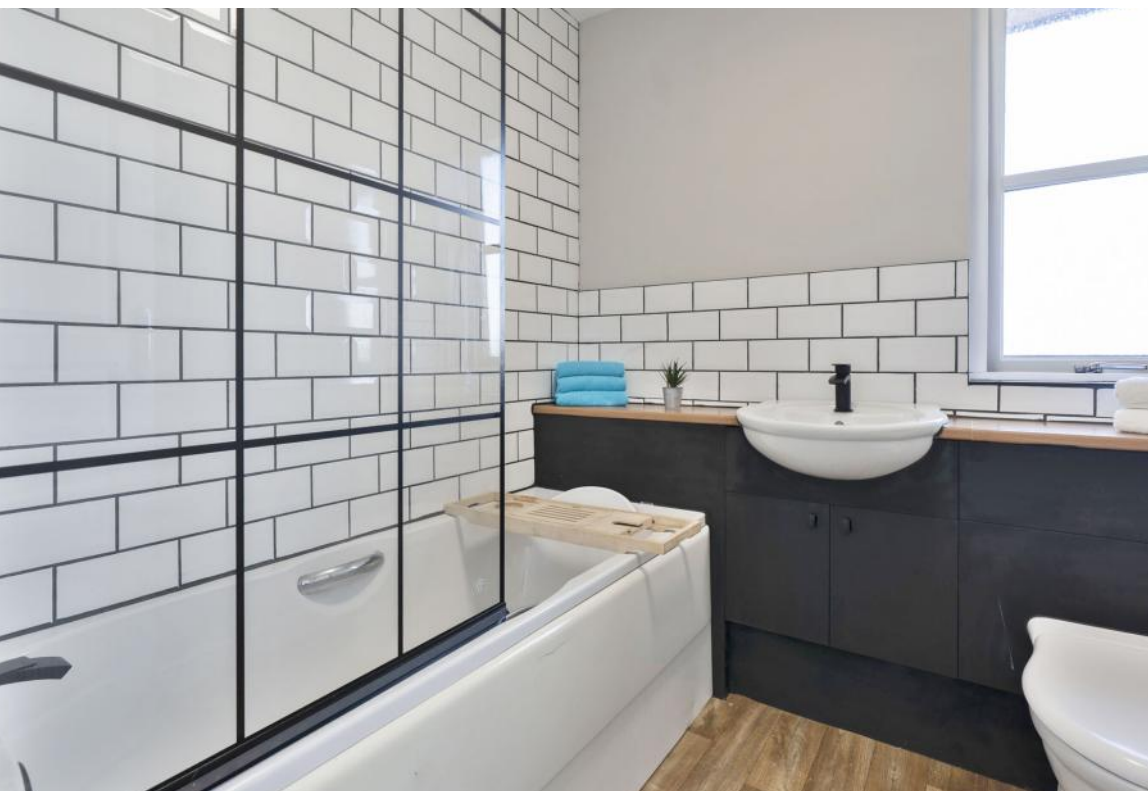
Upstairs, a bright and airy landing with loft access and a linen cupboard leads to four double bedrooms, all equipped with built-in storage. Two rooms are carpeted, whilst the remaining two feature wood-look flooring. In addition to mirrored fitted wardrobes, the garden-facing principal bedroom benefits from an en-suite shower room. Completing the home is a bright subway-tiled bathroom with a shower-over-bath and striking black finishes. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the enclosed garden is designed for easy upkeep, with gravelled and decked areas perfect for seating and alfresco dining. Equipped with numerous power outlets and lighting, the garden room provides additional flexible space, whilst the driveway and attached single garage offer private parking and extra storage.

Extras: All fitted floor coverings, window coverings, light fittings, and appliances are included in the sale.







Tranent, East Lothian

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre, and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre is a sports and swim centre currently undergoing a £5m refurbishment, whilst The Fraser Centre is a community owned entertainment hub with a cinema. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

