



9

Bankpark Grange,
Tranent,
EH33 1ER

FOR SALE

Property Summary.

An exceptional modern detached villa within an exclusive, small cul-de-sac, boasting open views to Fife to the rear, offering a luxury, versatile family home.

Set within a small, exclusive cul-de-sac, this luxury detached villa offers a versatile and spacious family home finished to an exceptional standard. Enjoying a peaceful, private setting with spectacular open views across the Forth to Fife, this home combines modern elegance with warmth and character. Beautiful oak flooring and quality finishes run throughout the well-proportioned interior. The well planned kitchen/breakfast room is a highlight, featuring a stainless steel dual fuel range and breakfast bar, flowing through an archway to a large formal dining room with patio doors opening onto a rear terrace. A separate utility room with external access adds practical convenience.





The ground floor also boasts a formal lounge, a versatile sitting room/fifth bedroom, and a downstairs cloakroom. Upstairs, there are four generously sized bedrooms, including a master with en-suite shower room, along with a luxurious family bathroom complete with spa bath.

Comfort and economy is assured by an underfloor heating via a gas fired boiler, complemented by double glazing. Outside, the home is set back from the street by a private front garden, while to the rear, a spacious garden with raised timber-decked terrace with cellar underneath, offers an ideal space for outdoor entertaining. A shared driveway provides access to a double-sized garage.

The market town of Tranent forms part of the stunning East Lothian coastline, which is world famous for its long sandy beaches, exquisite coastline and golf courses. The town itself is served with a first class range of specialist shops and includes Asda and Aldi stores. Regular bus services and a commuter train service from nearby Prestonpans or Longniddry, ensuring easy access to Edinburgh's city centre and the surrounding areas. The A1 motorway network and city by-pass are also within close proximity. Highly regarded primary and secondary schooling are on hand including local nurseries.

Early viewing is highly recommended of this fantastic family home.



Features.



-  Entrance vestibule and reception hall
-  Lounge
-  Sitting room/ Bedroom 5
-  Kitchen/ breakfastroom with utility room off
-  Diningroom
-  Downstairs W.C.
-  Master Bedroom with en suite showerroom
-  Family bathroom
-  Three bedrooms
-  Double garage
-  Gas fired central heating
-  Double glazing
-  Large private gardens and decked terrace

Extras.

All fitted carpets, blinds, the dishwasher, range cooker and fridge./freezer to be included. These will be sold as seen with no warranties or guarantee as to their working condition.

Floor Plans.

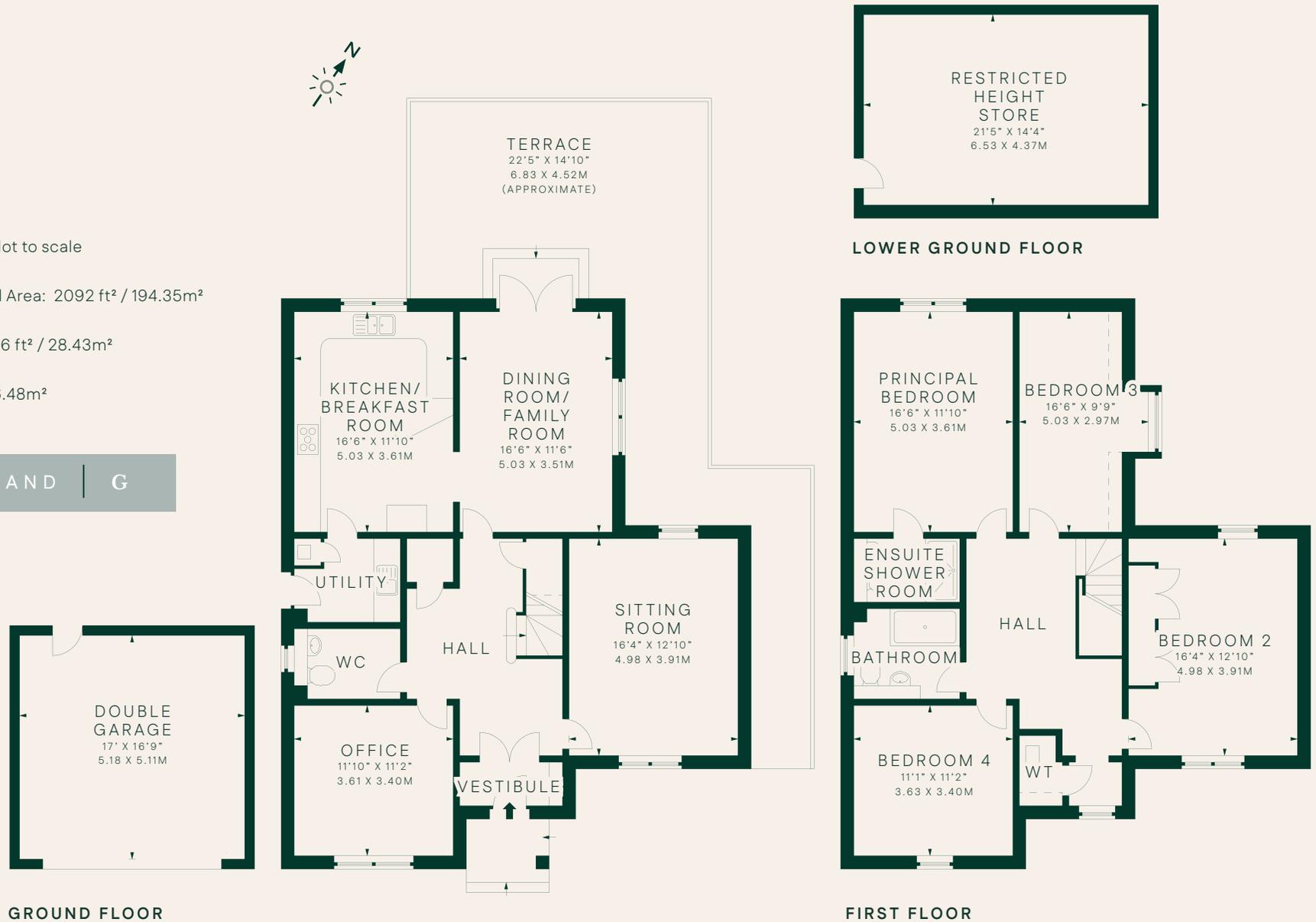
For illustrative purposes | Not to scale

Approximate Gross internal Area: 2092 ft² / 194.35m²

Restricted height store: 306 ft² / 28.43m²

Double Garage: 285 ft² / 26.48m²

COUNCIL TAX BAND | G



Location.

Nestled in the heart of East Lothian, Tranent is a vibrant market town that boasts a bustling High Street lined with artisan shops, inviting cafes, and convenient supermarkets. Ideal for commuters, the town offers excellent transport links, including easy access to the A1, regular bus routes, and a commuter train service to Edinburgh's city centre and nearby areas.

Tranent enjoys a picturesque setting as part of the celebrated East Lothian coastline, famed for its sweeping sandy beaches, renowned golf courses, and charming market towns. Families are well served with a selection of nursery and primary schools, as well as Ross High School—the largest secondary school in East Lothian.

Contact

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

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