

62 Lawson Way, Tranent, EH33 2QJ



Description

A rare opportunity has arisen to acquire a superb extended detached villa of considerable style and presence commanding an enviable setting within a mature development. Behind its lovely façade lies beautifully appointed interior, showcasing sleek design, contemporary finishes, and a superbly versatile layout. The spacious accommodation is perfectly suited to modern lifestyles, featuring a statement open plan kitchen/dining/family room with French doors to the garden, two en suite bedrooms, and an inviting living area ideal for both entertaining and day-to-day comfort. The interior is finished in crisp neutral tones, enhanced by premium materials throughout, and complemented by a secluded gardens, ample off street parking, and detached double garage. This energy-efficient home represents a perfect blend of sophistication and practicality - a true sanctuary for family life and stylish social living.

Features

- Spacious and versatile family home with immaculately presented interiors
- Contemporary open-plan kitchen/dining/family with integrated appliances and French doors to the garden
- Separate utility room and convenient downstairs WC
- Generous sized bedrooms, two en-suites
- Principal bathroom with separate shower enclosure
- Gas central heating and double glazing,
- Well tended gardens, ideal for outdoor entertaining
- Detached double garage and driveway with off-street parking

Extras

Fridge freezer, dishwasher, washing machine, microwave and oven will be included in the sale. Mirror in living room, dining table, couch and footrest, white gloss unit, 2 mirrors in upstairs hall, grey velvet king size bed (bedroom 2), bedside units (bedroom 5) and shed in back garden, will all be available for separate negotiation.

EPC Rating: C



Location

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 boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. 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.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



