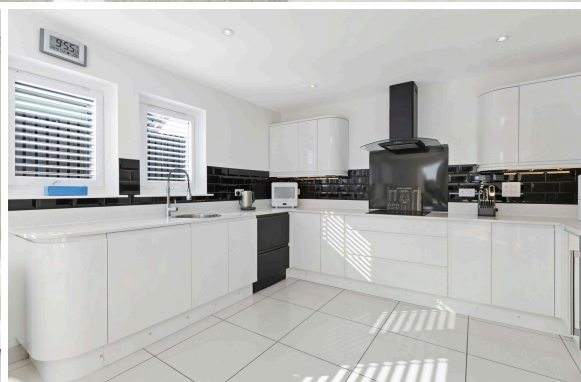




1 Park View  
TRANENT MAINS ROAD, TRANENT | EAST LoTHIAN| EH33 1EW

  
**warners**  
solicitors & estate agents





## 1 Park View

TRANENT MAINS ROAD,, TRANENT | EAST LOTHIAN| EH33 1EW

Nestled in a quiet cul-de-sac of only three high spec, exquisite homes this stunning and spacious detached villa boasts sea views, a balcony, wrap around mainly South facing gardens and a driveway accommodating two cars. This property would make an enviable home in a tranquil, yet well-connected location.

The accommodation spans over an impressive 1,650 square feet and comprises a welcoming entrance hallway with deep storage cupboards, a bright dual aspect lounge with French doors to the rear garden, a stunning dining kitchen with attractive units and generous dining space, a fourth bedroom or ideal home office and downstairs is completed by a shower room. Following up a carpeted staircase the upper level enjoys a dual aspect master bedroom with elegant en-suite shower room, and a wonderful balcony with far reaching views of the Firth of Forth. There are two further well-proportioned double bedrooms and the property is completed by a stylish main bathroom with shower over bath.

Externally the fully enclosed, secluded, principally South facing gardens are mainly laid to lawn and wrap around the property with a paved section ideal for al fresco dining and entertaining.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





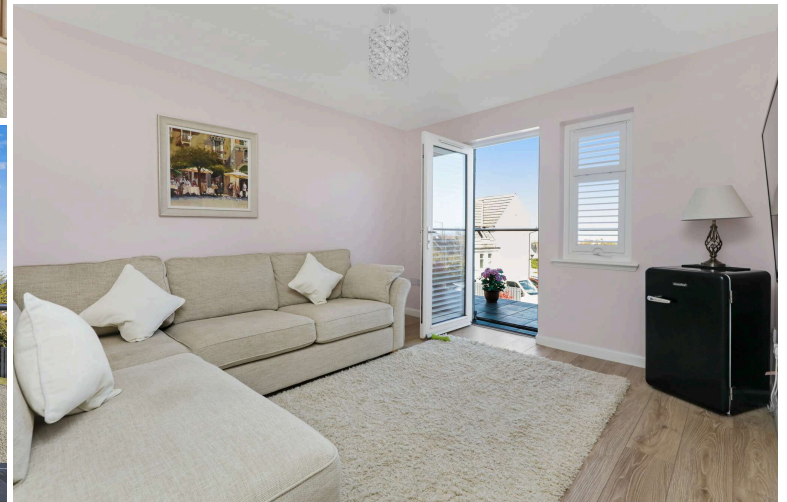
- Detached villa in quiet, small cul-de-sac of three executive high end properties.
- Wrap around gardens, driveway and balcony with panoramic views.
- Heart of Tranent location, close to excellent amenities and quick transport links.
- The East Lothian Countryside on your doorstep.
- Bathed with abundant natural light.
- Welcoming hallway with ample storage on both levels.
- Bright dual aspect lounge .
- A stunning dining kitchen with attractive kitchen units and generous dining space.
- Four spacious double bedrooms.
- Two bathrooms and a W/C.
- Gas central heating.
- Double glazing.

Council Tax F. Energy Rating B.

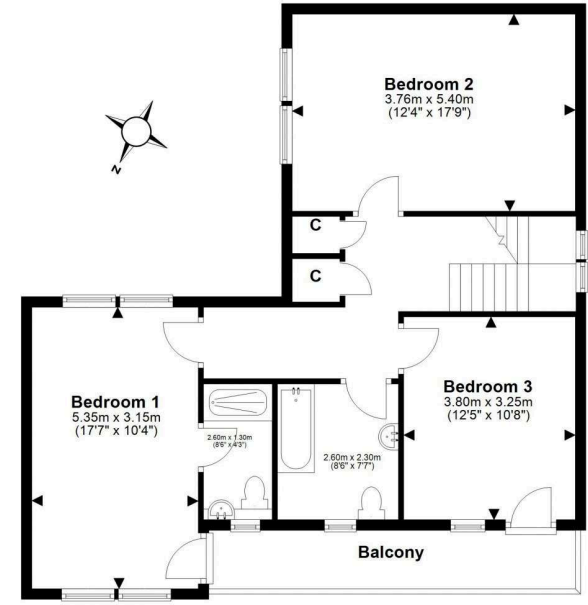
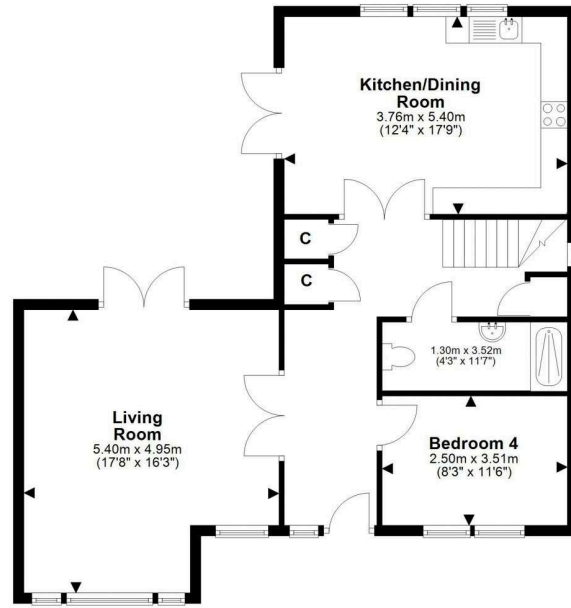
All fixture, fittings, integrated kitchen appliances, curtains, shutters and wardrobes in bedroom 2 will be included in the sale. The Fisher & Paykel dishwasher is available under separate negotiations.



The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The A1, city bypass and main motorway networks are also within easy reach







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.