

**Tranent**

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**Offers Over £399,000**

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**42 Savannah Drive, Tranent EH33 2FP**



This substantial and beautifully presented 4 bed detached villa with garage and driveway, is set on a desirable corner plot with delightful landscaped rear garden. This fabulous family home, built by Walker Homes, 'Canterbury Corner', offers generous flexible family accommodation and is set within a popular residential estate, close to local amenities with excellent transport links across Edinburgh and the Lothians. This stunning home is finished to a high standard throughout and is in true move-in condition.

## Accommodation

### GROUND FLOOR

- \* Generous sitting room
- \* Stylish fitted kitchen/dining/family room with patio doors to the garden
- \* Utility room with door to the garden
- \* Cloakroom/WC

### FIRST FLOOR

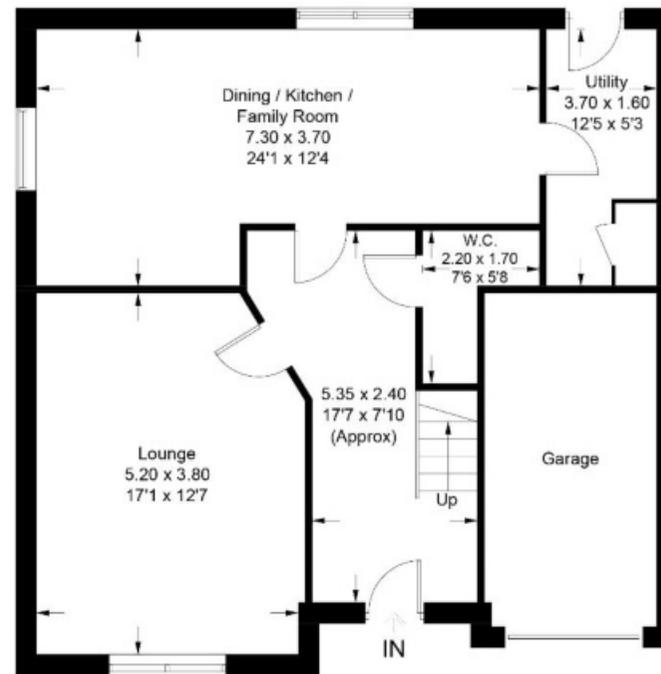
- \* Master bedroom with fitted mirror wardrobes & en-suite shower room/WC
- \* 3 Further double bedrooms all with fitted wardrobes
- \* Family bathroom/WC with additional shower cubicle

### ADDITIONAL INFORMATION

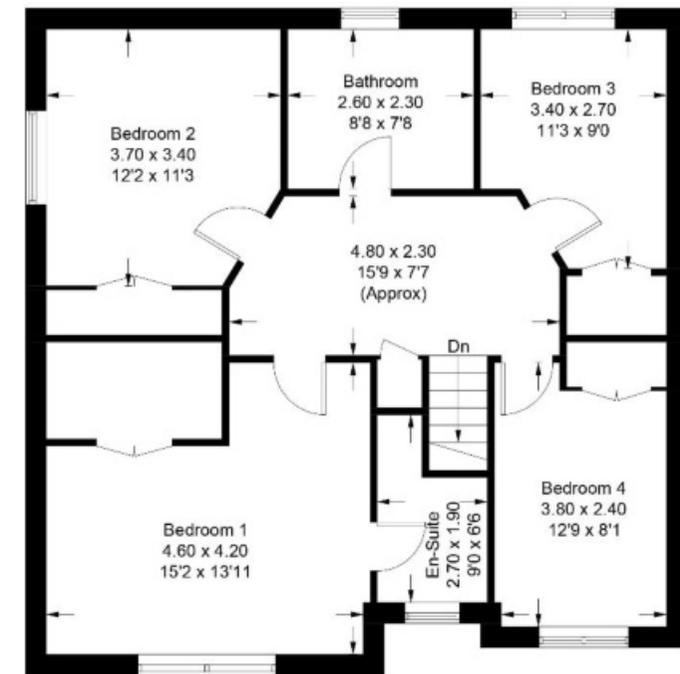
- \* Gas central heating
- \* Double glazing
- \* Additional attic storage accessed from the upper hall
- \* Fabulous landscaped & child safe rear garden
- \* Garage & Driveway providing off street parking

## 42 Savannah Drive, Tranent, EH33 2FP

Approximate Gross Internal Area = 144.1 sq m / 1551 sq ft  
(Excluding Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281308)

### Situation

Located in the scenic countryside of East Lothian, 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 and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, various restaurants, pubs, a library plus an Aldi and Asda store. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

### Fixtures and Fittings

All integrated appliances, blinds, floor coverings, light fittings, (where

applicable), all other fixtures and fittings, are included in the sale.

### Services

Mains electricity, gas, water and drainage

### EPC

B

### Council Tax

F

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Tranent**

**Call 01875 611211**

54 High Street,  
Tranent, EH33 1HH  
Phone: 01875 611211  
Email: tranent@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm



Also At:

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Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.