



22 Ness Place
TRANENT | EH33 2QP

warners
solicitors & estate agents



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Warners are delighted to present this impressive detached two-storey villa, set within a sought-after modern development and offered to the market in excellent walk-in condition. Beautifully maintained and generously proportioned throughout, the property provides flexible family accommodation, complemented by a private mono-bloc driveway, integral garage and an enclosed landscaped rear garden. The ground floor opens with a welcoming entrance hallway leading to a bright and elegant bay-windowed sitting room, creating a superb space for relaxation. To the rear, the contemporary kitchen/breakfast room is fitted with sleek white cabinetry, granite worktops, integrated appliances and subtle kickboard lighting, forming a stylish and practical hub of the home. A separate utility room provides additional storage and direct access to the garden. The formal dining room enjoys French doors opening onto the rear patio, offering excellent versatility as an entertaining space, home office or potential fifth bedroom. A convenient WC completes the ground floor. Upstairs, the well-appointed principal bedroom benefits from integrated wardrobes and a modern en-suite shower room. Three further spacious bedrooms, all with built-in storage, are served by a contemporary fully tiled family bathroom featuring a four-piece suite, including a separate bath and waterfall-style shower. Externally, the fully enclosed rear garden has been thoughtfully landscaped and incorporates a porcelain patio and pergola, ideal for al fresco dining and outdoor entertaining. Further benefits include gas central heating and double glazing. Early viewing is highly recommended to appreciate the space, quality and setting on offer.

- Welcoming entrance hallway with WC
- Bright bay-windowed sitting room
- Modern kitchen/breakfast room with granite worktops and integrated appliances
- Separate utility room with direct access to rear garden
- Dining room with French doors to rear garden
- Ground floor WC
- Principal bedroom with integrated storage and en-suite shower room
- Three further well-proportioned bedrooms, all with integrated storage
- Contemporary fully tiled family bathroom with four-piece suite
- Mono-block driveway leading to single integral garage
- Private front garden & landscaped, fully enclosed rear garden
- Gas central heating & double glazing

PRICE & VIEWING: Please refer to our website, www.warnerslslp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property, this includes dishwasher and wine chiller. along with all blinds. Energy: C. CT: F. Factoring: Greenbelt. Approx. £250 P/Y

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.



