



10 Stairpark

Tranent, EH33 1ND



3



2



2



108sqm

EPC

C

AS Anderson
Strathern

10 Stairpark

Tranent, EH33 1ND

Property features

This well-arranged detached bungalow offers a generous and practical layout, designed to support comfortable everyday living.

The front door opens into a useful vestibule that leads into a welcoming entrance hall, which is equipped with a large coat cupboard and provides direct access to the rest of the property.

To the front of the property are the three bedrooms, two of which are generously sized. The principal bedroom is equipped with an ensuite shower room and wall-to-wall built-in wardrobes. The smallest of the three bedrooms also has a built-in double wardrobe.

To the west-facing rear of the property are the spacious and bay windowed sitting room with feature fireplace, a separate dining room with serving hatch, a kitchen/breakfast room with plenty of cupboards and worktop space, and a utility room leading to the outside. A family shower room with a four-piece suite completes the internal accommodation.

Externally, the property enjoys private gardens to the front and rear, a driveway with ample space for two vehicles, and a detached garage with an attached workshop.

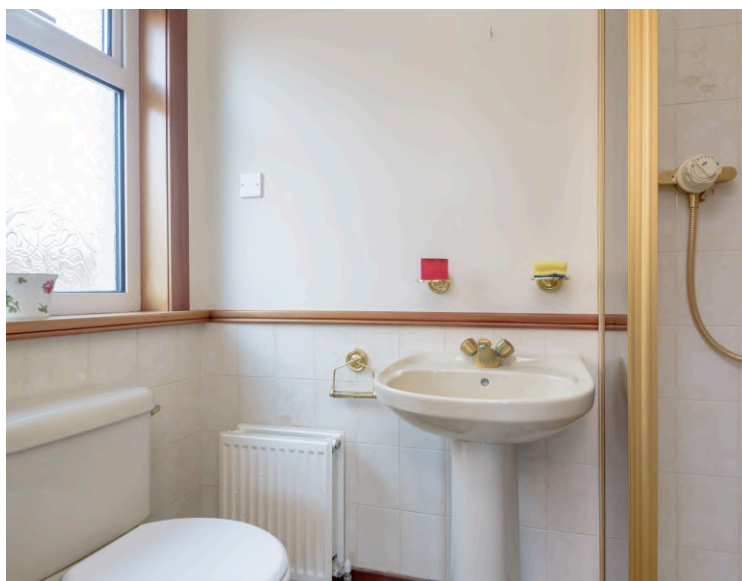
Further benefits include solar panels, gas central heating, double glazing, free on-street parking, and a partially floored insulated attic for storage.

Overall, this well-maintained home presents a superb opportunity for buyers seeking a versatile bungalow with generous rooms, practical features, and appealing outdoor space in a peaceful residential setting.

- Detached bungalow
- West-facing rear gardens
- Front garden
- Ensuite principal bedroom
- Driveway
- Garage with workshop
- Solar panels
- Gas central heating
- Double glazing





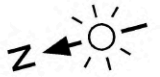


Location

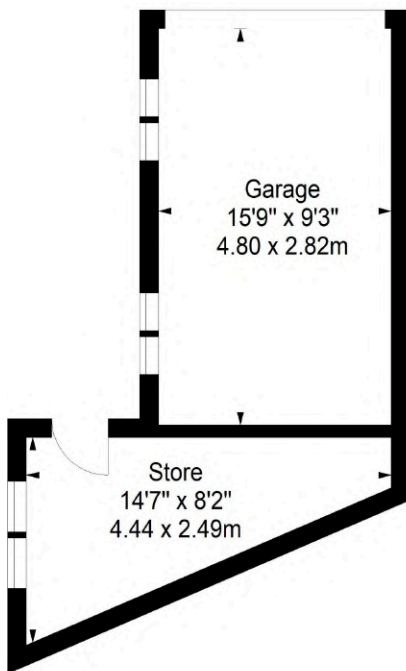
The popular East Lothian town of Tranent has a wide variety of shops and other amenities including a sports centre and swimming pool. There are excellent primary and secondary schools within the town and there is easy access to Edinburgh City Centre some twenty minutes drive away, the central Scotland motorway network and Edinburgh International Airport.



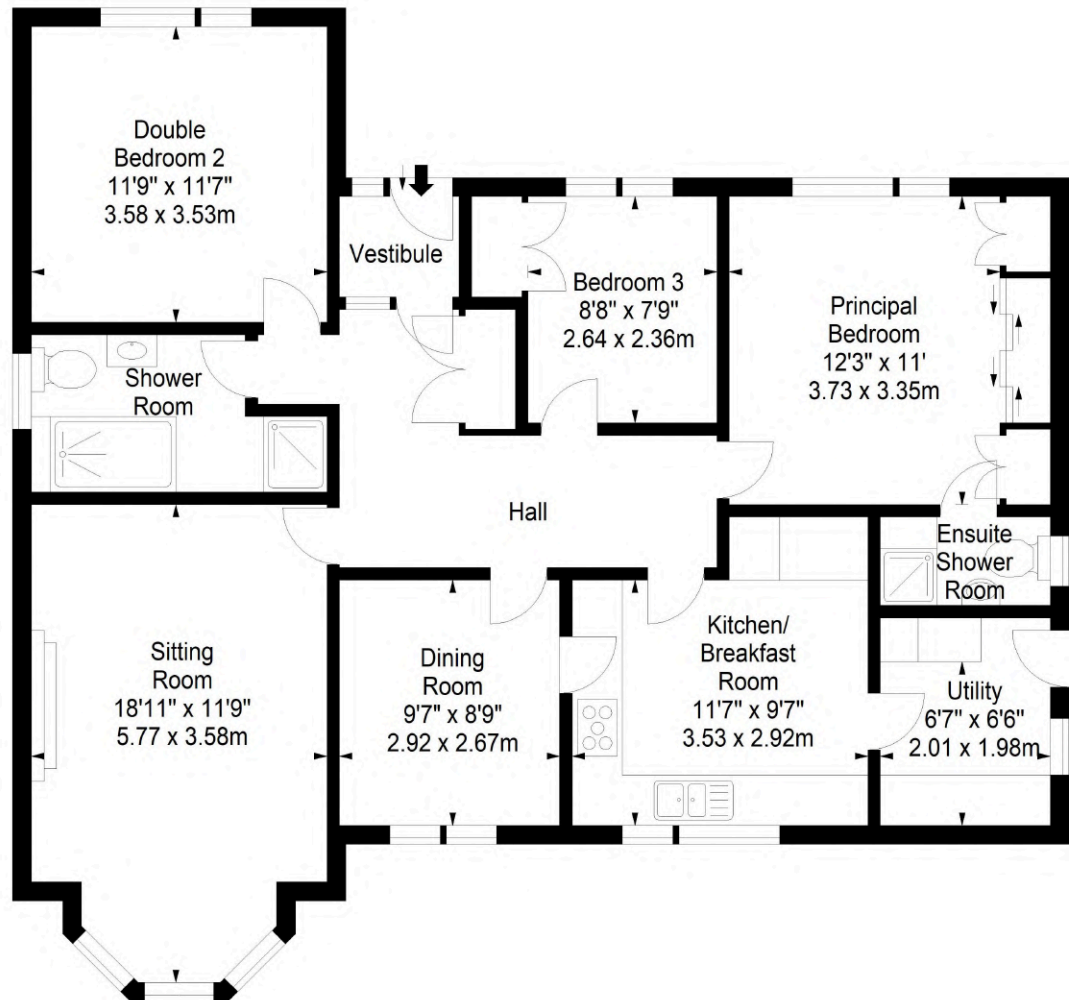
**Stairpark,
Tranent,
East Lothian, EH33 1ND**



Approx. Gross Internal Area
1144 Sq Ft - 106.28 Sq M
Garage & Store
Approx. Gross Internal Area
225 Sq Ft - 20.90 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, window blinds, curtains (excluding living room curtains), integrated appliances, freezer, washing machine, tumble dryer, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band F

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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