



RESIDENCE

42 Savannah Drive, Tranent, EH33 2FP

www.residencestateagents.co.uk



Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: uddingston@residenceestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



RESIDENCE



4 Bedrooms | 1 Public Room | 3 Bathrooms



The “Canterbury Corner” by Walker Homes is a substantial and beautifully presented family home, ideally located within a popular modern development in the historic town of Tranent. One of East Lothian’s oldest settlements, Tranent dates back to the thirteenth century and is renowned for its rich coal mining heritage. Today, it is a thriving commuter town situated around ten miles east of Edinburgh, offering excellent transport links, a bustling High Street, the historic 1722 Waggonway heritage trail, and close proximity to the renowned Glenkinchie Distillery.

The property itself offers generous and flexible accommodation, ideal for modern family living. On the ground floor, a formal lounge provides a comfortable and elegant space for relaxation. To the rear, a spacious dining kitchen and family area forms the heart of the home, perfectly suited for everyday living and entertaining, with ample space for dining and informal seating. A separate utility room adds practicality, while a convenient downstairs WC completes the lower level.



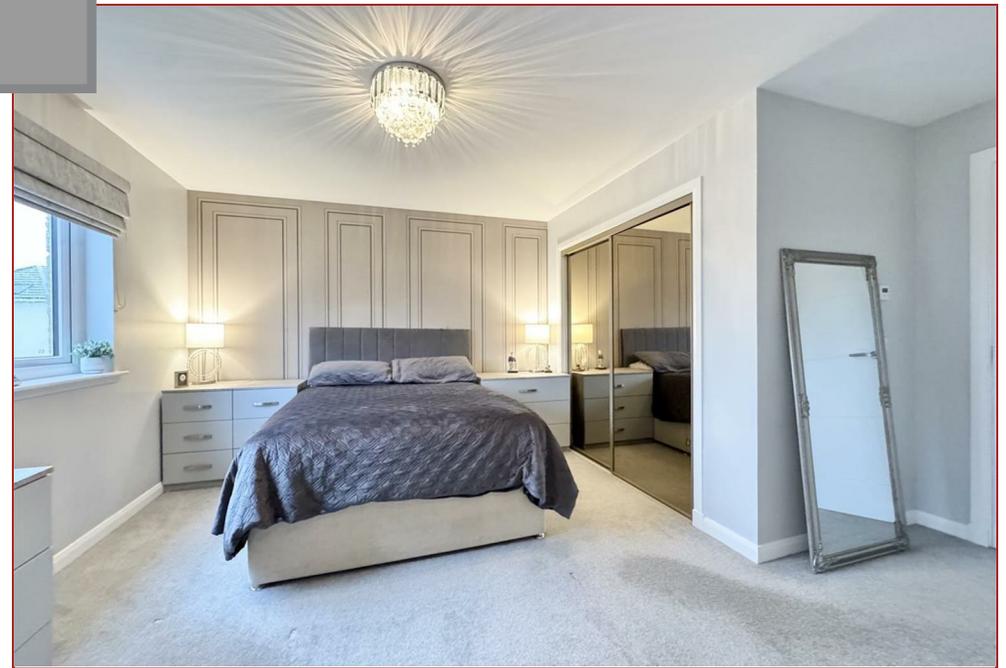
The upper floor comprises four well-proportioned bedrooms, all offering excellent storage and versatility. The large principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary four-piece family bathroom, which includes a separate shower cubicle alongside a bath.

Externally, the fully landscaped rear garden provides an attractive and low-maintenance outdoor space, ideal for families and social gatherings. To the front, a driveway offers off-street parking and leads to an integral garage, completing this impressive and well-located family home.

1571.50 sq ft | EER = B



RESIDENCE





RESIDENCE

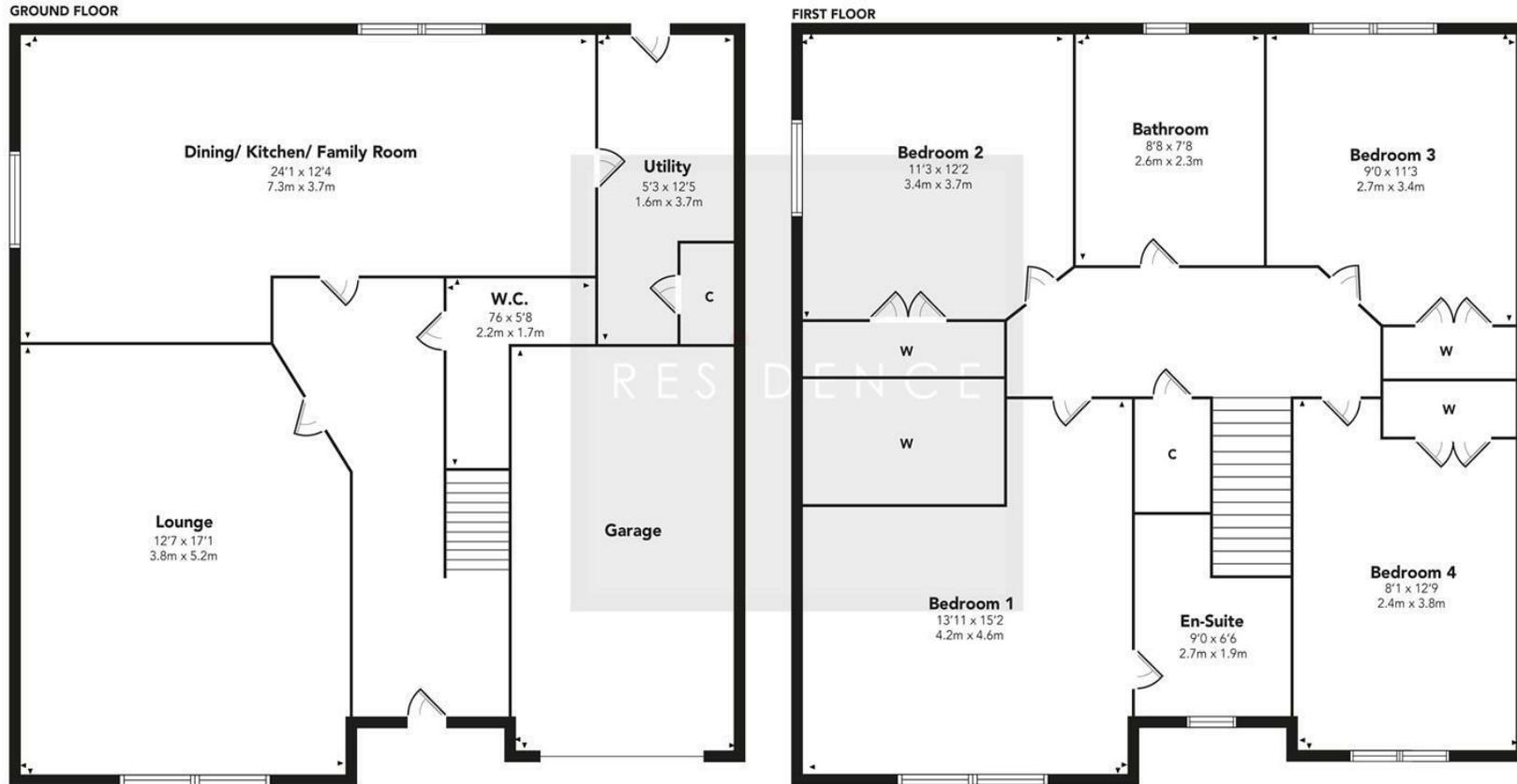




RESIDENCE



Savannah Drive



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.