

COULTERS[©]

8 POLSON GARDENS

TRANENT, EH33 1NE

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Backing onto Polson Park and situated within a peaceful cul-de-sac, this attractive linked detached home offers spacious and versatile accommodation in a lovely setting.

Complemented by bright interiors, generously proportioned rooms and a beautifully maintained south-facing rear garden, the property is bound to appeal to a variety of purchasers and represents a rare opportunity to buy at this location.



KEY FEATURES



Bright, attractive and well proportioned link-detached house with conservatory.



Three double bedrooms, one with en-suite.



Delightful, south facing established private garden.



Monobloc driveway plus shared parking.



Located in the popular East Lothian town of Tranent.



Backing onto Polson Park with direct access via shared gate.



EPC Rating - D



Council Tax Band - E



A welcoming entrance hall provides access to the principal living spaces on the ground floor. The heart of the home is the impressive dual-aspect breakfasting kitchen, fitted with an excellent range of wall and base units, extensive worktop space and dining area. Stylishly presented throughout, it offers an ideal setting for both everyday family life and entertaining.

Adjacent to the kitchen is a generously sized sitting room which is beautifully presented and has double doors leading through to a superb conservatory, flooded with natural light and providing direct access to the garden.





CONTINUED...

The former garage has been converted and is currently utilised as a utility room. Benefiting from both front and rear access, this versatile space offers excellent potential for a variety of uses.

On the first floor, there are three well-proportioned double bedrooms, two of which benefit from built-in storage. The principal bedroom is particularly appealing, featuring floor-to-ceiling mirrored wardrobes and a contemporary en-suite shower room. A stylish family bathroom, with bath and overhead shower, completes the accommodation.

Externally, the property enjoys a fully enclosed, south-facing rear garden, with patio seating areas, lawn and mature borders and raised beds, providing a private and sunny outdoor retreat. There is also a large garden shed, additional garden ground to the side of the house and direct access for residents to Polson Park via a shared gate. Further benefits include gas central heating, double glazing and a security alarm system. Private parking is provided by a driveway plus shared additional parking.

EXTRAS

All light fittings, blinds and integrated kitchen appliances are included within the sale. The shelves and brackets in the kitchen and living room, and all curtains are excluded from the sale.









THE LOCAL AREA

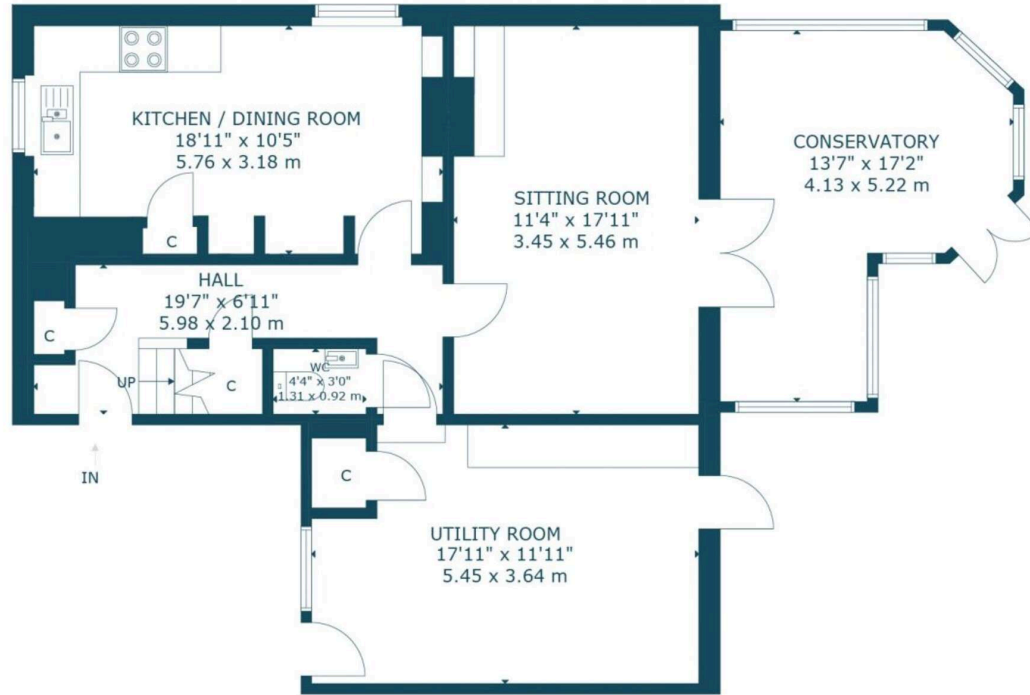
Approximately ten miles east of Edinburgh, Tranent is a bustling East Lothian town with a welcoming community. Its wonderful location means that outdoor recreational opportunities are exceptional including countryside walks and cycles, golf at some of the most renowned courses, and days spent on breathtaking beaches including those at nearby Longniddry and Gullane. Polson Park, just behind the property, is a wonderful green space with tennis courts, bowling green and children's play park. Indoor recreation is well provided at the Mercat Gait Centre in nearby Prestonpans, housing a 25m swimming pool, health suite, state-of-the-art gym and fitness classes and Meadowmill Sports Centre has a gym and outdoor sports pitches.

The high street features an array of retailers perfect for daily shopping needs and there is a large Aldi and Asda along with restaurants and pubs. Fort Kinnaird Retail Park only a short drive away has a cinema, high street stores, and casual dining choices.

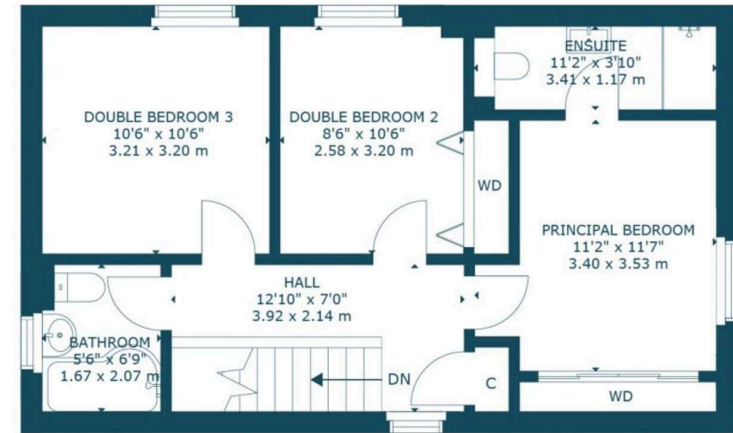
Local schooling includes Sandersons Wynd Primary School and Windygoul Primary School and it is in the catchment area for Ross High School. A nearby bus stop offers links into Edinburgh and the nearest train station is Prestonpans which offers regular services between Edinburgh and North Berwick. Easy access is also available to Edinburgh by car via the A1 and City Bypass.



HOME REPORT VALUATION: £295,000



GROUND FLOOR



FIRST FLOOR

8 POLSON GARDENS, TRANENT, EAST LoTHIAN EH33 1NE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,298 SQ FT / 120 SQ M
UTILITY 214 SQ FT / 20 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.