



# 14 MAINS GARDENS

Tranent, East Lothian, EH33 1FB



1

Public Room



3

Bedrooms



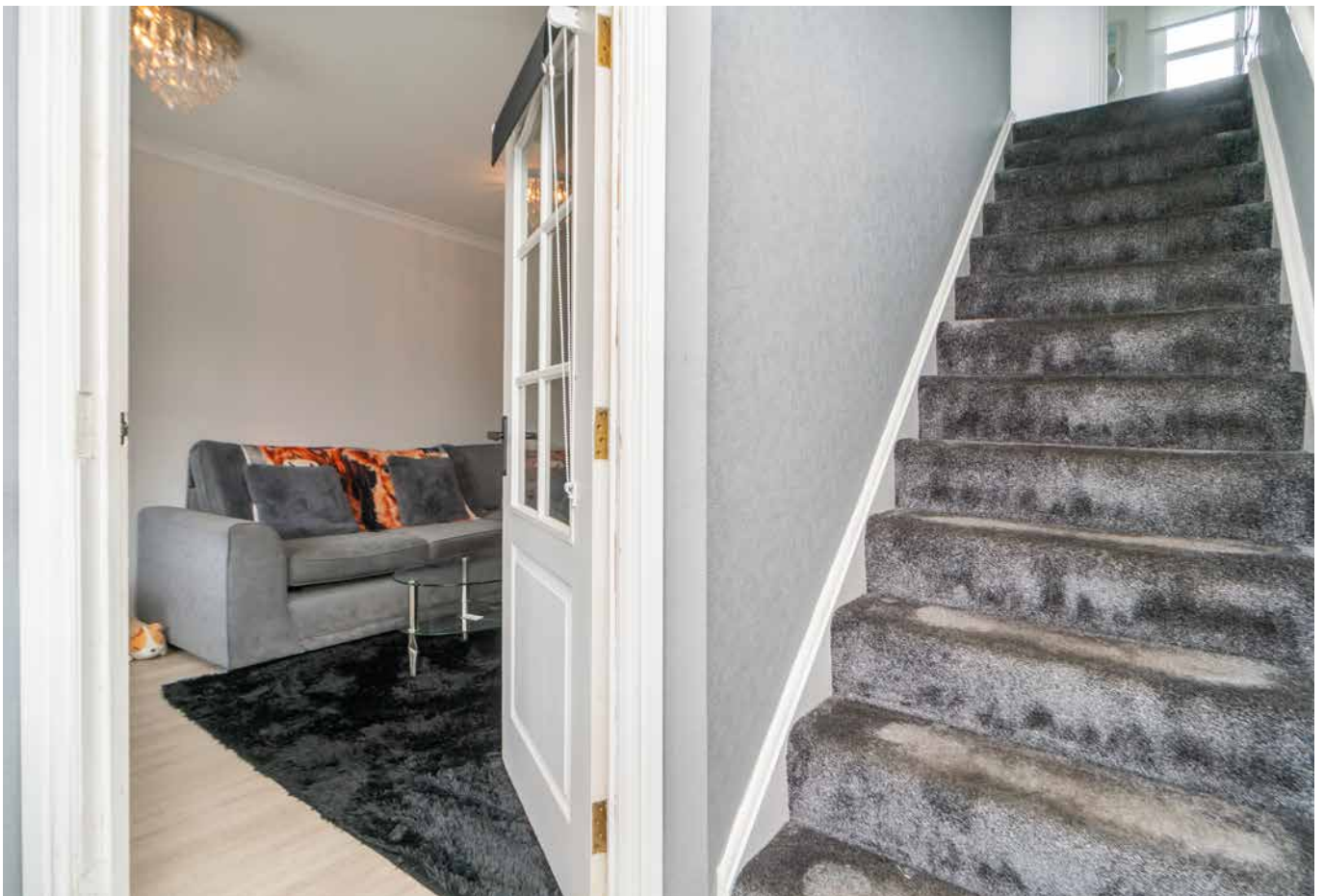
2

Bathrooms



# 14 MAINS GARDENS

This modern three-bedroom detached family home is attractively set on the peaceful rural fringes of Tranent, a short distance from central shops, schools, and the A1, allowing swift commuting to Edinburgh in just 30 minutes. It promises comfort and convenience, with an en-suite shower room in the principal bedroom, a family bathroom, a ground-floor utility room with WC, and ample built-in storage throughout. A bay-fronted living room connected to an open-plan kitchen and dining room leads onto a generous enclosed garden featuring a seating deck, large lawn, and leafy surroundings. Additionally, a driveway and attached single garage provide ample private parking.







**C**  
EPC  
RATING

**E**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Peaceful country town setting close to major road and rail links
- Modern detached family home
- Bright entrance hall
- Bay-fronted living room with storage and kitchen access
- Open-plan kitchen and dining room with garden access
- Utility room (with WC) accessed from the kitchen and garden
- Principal bedroom with storage and en-suite shower room
- Two further bedrooms with storage (a double and a single)
- Family bathroom with shower-over-bath
- Generous enclosed garden
- Private driveway and attached single garage







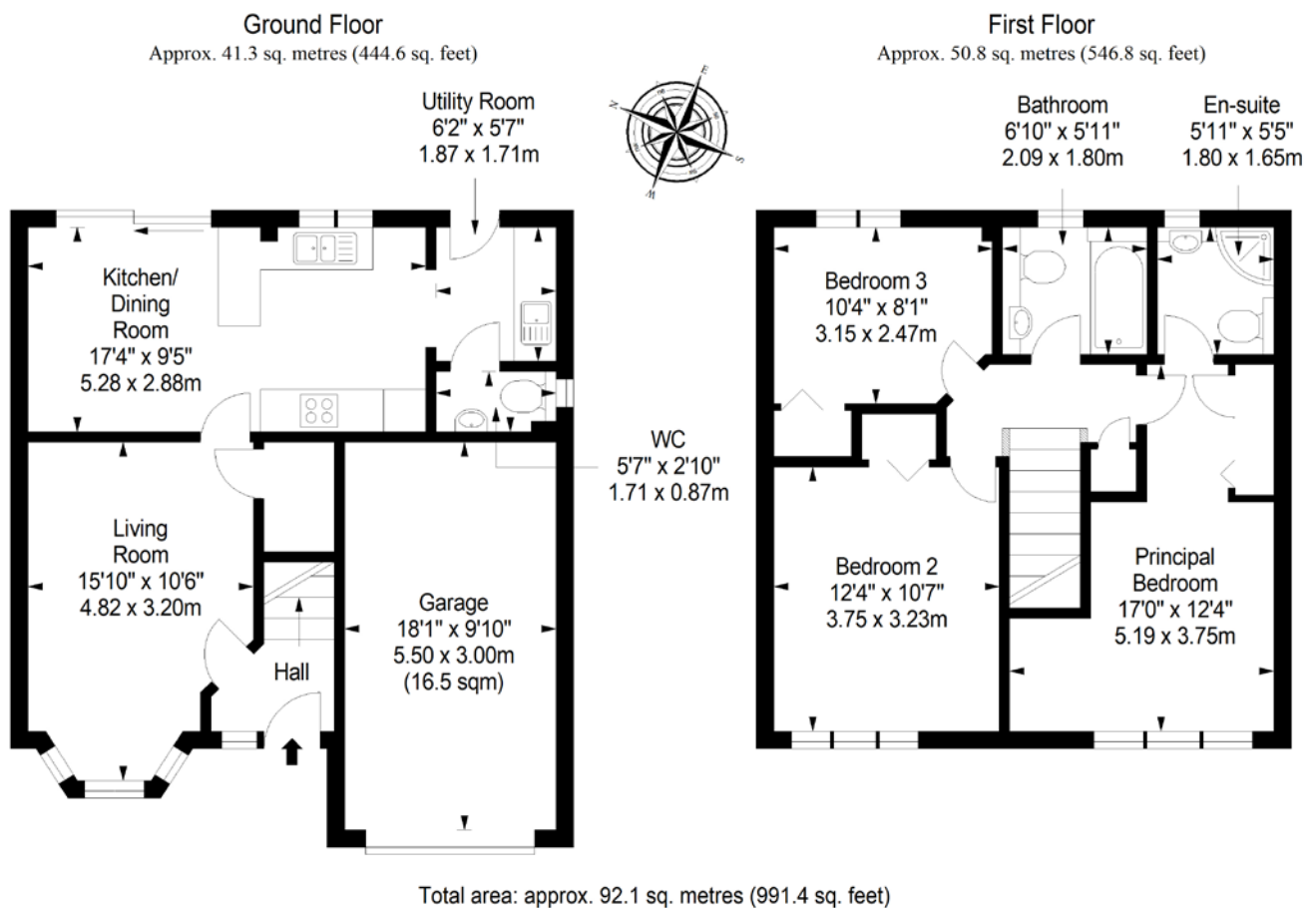


Extras: The dishwasher, washing machine, fridge/freezer, tumble dryer, and light fixtures are included in the sale, whilst select furniture can be negotiated as required, excluding the TVs and 2 bedside tables in the master bedroom and the chest of drawers. Please note that no warranties or guarantees shall be provided for any of the appliances included in the price, as these items are to be sold as seen.



# TRANENT, EAST LOTHIAN

Nestled in the scenic East Lothian countryside, 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 train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre is a sports and swim centre currently undergoing a £5m refurbishment, whilst The Fraser Centre is a community owned entertainment hub with a cinema. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



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