










Fixed Price

**£299,995**

## 9 Lawson Way

Tranent | East Lothian | EH33 2QJ

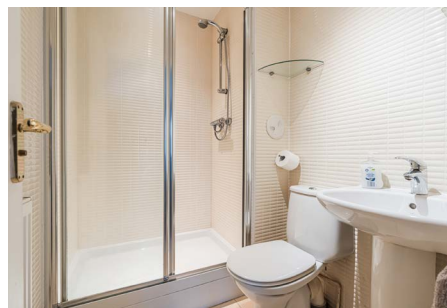
Impressive three-bedroom detached villa pleasantly positioned within an established modern development in Tranent. Close to excellent local amenities and superb commuting links, this well-proportioned home will undoubtedly appeal to growing families seeking flexible living space and generous outdoor areas.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - E



## Description

A welcoming entrance hallway provides access to a cloak cupboard and a useful understairs storage cupboard. The bright and airy lounge is rear facing and offers a calm, comfortable space ideal for everyday relaxation. The generously proportioned kitchen/diner forms the heart of the home and is particularly impressive, having been enhanced through the conversion of the former garage to create an exceptional dining and entertaining space. The kitchen is fitted with a range of integrated appliances, complemented by partial tiling in the splash areas. Enjoying a triple-aspect outlook, the room is flooded with natural light and features patio doors opening directly onto the rear garden, making it perfect for family living and social gatherings. Completing the ground floor accommodation is a partially tiled two-piece WC. The upper features the boiler cupboard as well as access to the loft. The principal bedroom is a rear-facing double featuring an integrated wardrobe and an en-suite shower room with tiled flooring, full wall tiling, and a double shower cubicle. Bedroom two is a sizeable front-facing double with an integrated wardrobe, while bedroom three is another well-proportioned rear-facing double, also benefiting from integrated storage. All bedrooms offer ample space for freestanding furniture and flexible layouts. The family bathroom is finished with a separate bath and shower, full tiling, tiled flooring, and a shelved linen cupboard.



Further benefits include gas central heating, double glazing throughout, and a factor fee of approximately £300 per year.

## Gardens & Parking

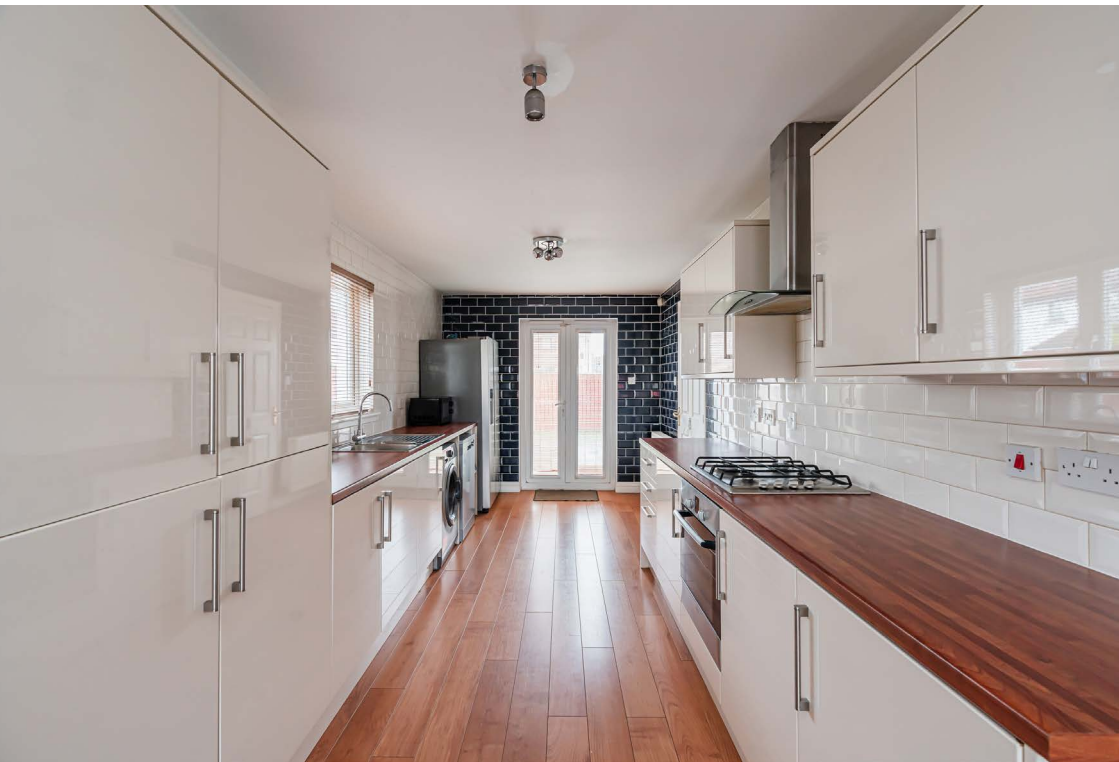
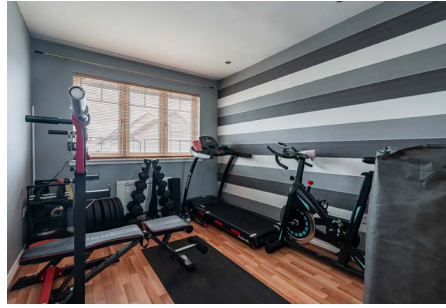
Externally, the property enjoys a low-maintenance rear garden laid with a combination of astroturf and slabbed areas. A sheltered hot tub area with power supply provides a fantastic space for year-round use, alongside a shed, sheltered side storage, and gated side access. To the front, a large monoblocked driveway offers off-street parking for approximately three vehicles.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, washing machine, and dishwasher, hot tub, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.





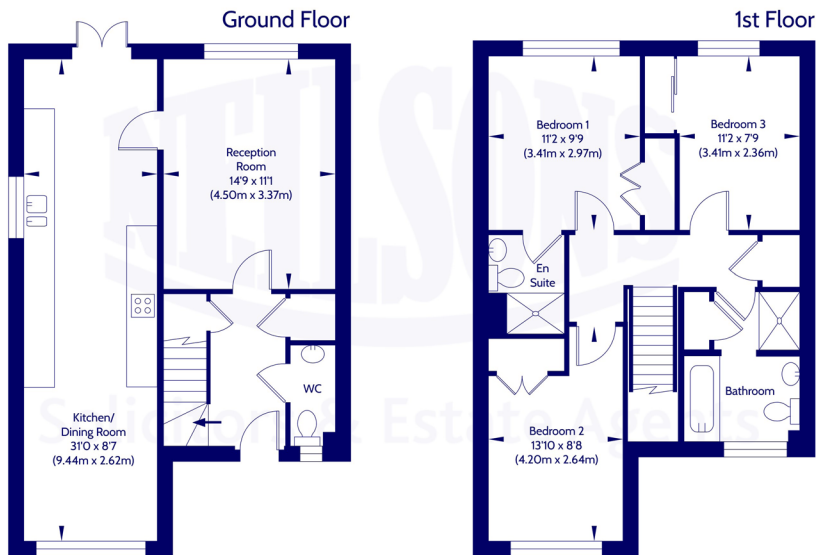
## Location

The property is located in the vibrant East Lothian town of Tranent located approx. 11 miles east of Edinburgh. Day to day shopping needs are met by local shops and services with the Fort Kinnaird retail park and 24hour Asda Superstore only a short drive away. The property is within easy reach of the public transport system and enjoys ease of access to the A1, City by-pass, national motorway network and Edinburgh International Airport. Leisure and recreational facilities can be found in the area and a range of popular golf courses, Musselburgh Racecourse, bowling clubs and country walks through the Lammermuir Hills are all available nearby. Good educational facilities are available in the area catering for children from nursery age to secondary level





Approx. Gross Internal Floor Area 102 Sq M / 1105 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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