



5 Duncan Gardens

Tranent, EH33 1DD



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146sqm

EPC

C

AS Anderson
Strathern

5 Duncan Gardens

Tranent, EH33 1DD

This well arranged detached home provides flexible accommodation over two floors, suited to a variety of living arrangements.

The ground floor is centered around a spacious living room which provides an excellent main reception space and enjoys direct access to the rear garden, creating a strong connection between indoor and outdoor living. The kitchen and dining room is generously sized and well laid out, offering ample space for everyday family dining and entertaining. In addition, there are two further rooms on the ground floor which offer excellent flexibility and may be used as bedrooms, a home office, or a formal dining room.

On the first floor, there are three well proportioned bedrooms, including a spacious principal bedroom with built in storage and the benefit of an en suite shower room. The remaining bedrooms are flexible in use and would suit family living, guest accommodation, or home working. A family bathroom serves the floor, providing convenient and practical facilities for everyday use.

The house benefits from good natural light throughout, generous room proportions, and useful storage. The layout offers a versatile and comfortable home, suited to a range of modern lifestyles.

Externally, the property benefits from a private driveway with electric vehicle charging facilities, as well as a private, low maintenance rear garden with patio and artificial turf, bounded by stone walling and mature boundaries. The house also benefits from shared ownership of additional parking spaces located within the cul-de-sac, providing access to further resident parking.

Property features

- Spacious living room with direct garden access
- Flexible layout
- Separate dining room
- Built-in storage
- Gas central heating
- Double glazing
- Private side & rear garden
- Driveway & additional shared resident parking
- Electric vehicle charging





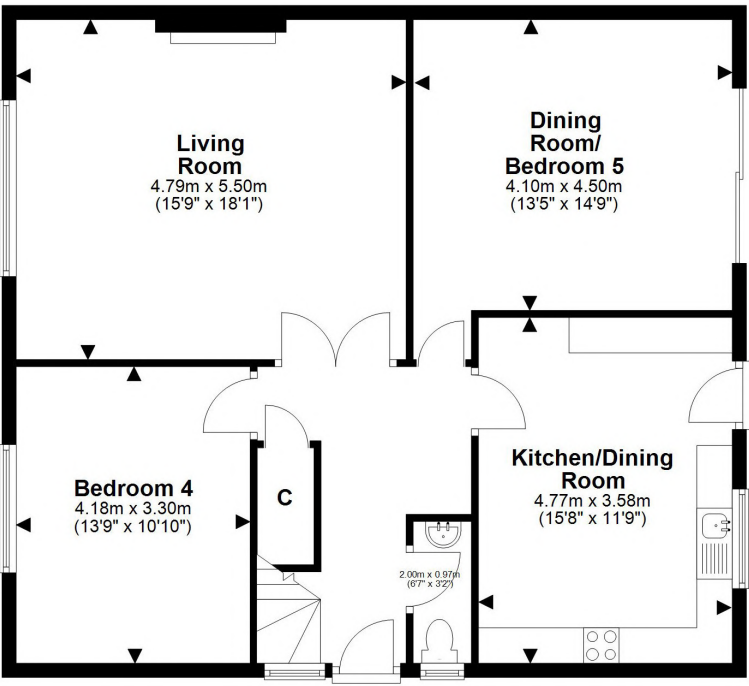
Location

The popular East Lothian town of Tranent offers a wide range of shops and local amenities, catering well for everyday needs. Leisure facilities are close at hand, including a sports centre and swimming pool, as well as access to parks and surrounding countryside. The town is well served by both primary and secondary schools, making it a popular choice for families. Tranent is well positioned for commuting, with Edinburgh city centre approximately a 20 minute drive away. Regular public transport services operate to Edinburgh and the surrounding areas, while the nearby A1 provides convenient connections to the wider East Lothian and Lothians, including Edinburgh Airport.

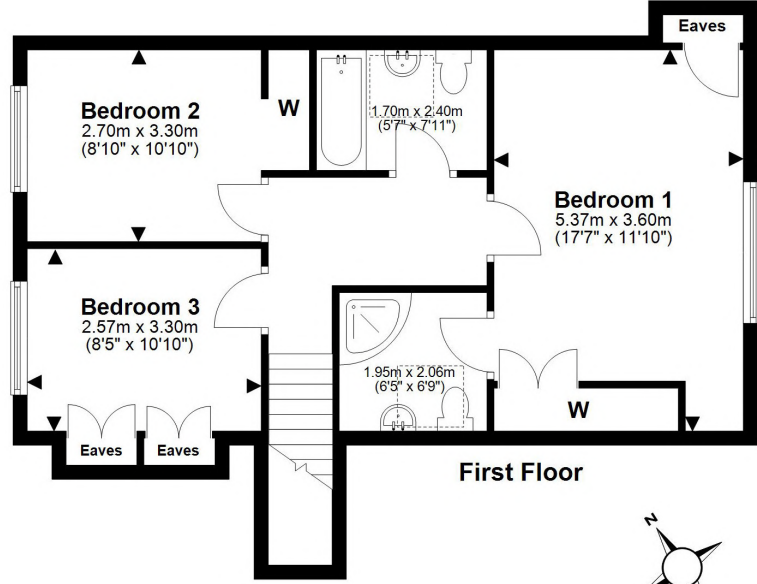




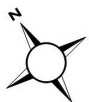




Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

Council Tax band E

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.

