NEILSONS

Solicitors & Estate Agents

Offers Over

£375,000

30 Market View

Tranent | East Lothian | EH33 1GA

This immaculately presented five-bedroom detached house is nestled within beautifully landscaped gardens, making it an ideal home for any family. Viewing is highly recommended to fully appreciate the quality and charm this property offers. Situated in an exclusive modern development, the home provides access to a residents-owned play park and a shared green space, offering a sense of community and a safe environment for families.

- 5 Bedrooms
- 2 Public Rooms
- 2 Bathrooms
- Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - F

Description

Enter through a welcoming hallway that features convenient storage and an elegant staircase adorned with a glass and wood balustrade, complete with in-built lighting for a modern touch. The hallway sets the tone for the rest of the home, combining functionality with style. The reception room at the front of the house is a bright and inviting space, highlighted by a charming bay window that floods the room with natural light. A built-in feature electric fireplace adds warmth and character. To the rear, the formal dining room offers a serene view of the garden and is enhanced by half-height paneled walls, creating a sophisticated atmosphere for family meals or entertaining guests. The modern kitchen is designed for both style and practicality, featuring an informal dining area, an ample range of fitted wall and base units, and matching worktops and splashbacks. Glass doors open directly to the rear garden, extending the living space outdoors. Adjacent to the kitchen is a separate utility room, providing additional storage and laundry facilities. On the ground floor, there is a versatile room that can serve as either a bedroom or a playroom, depending on your needs. Upstairs, the principal bedroom is a generous double with built-in wardrobes and an en-suite shower room, offering a private retreat. Two additional double bedrooms, both located at the rear of the house, provide a quiet aspect and feature built-in wardrobes. A fourth double bedroom, facing the front of the house, also includes built-in wardrobes.

Additional features of this impressive home include security alarms, sensor lighting throughout, and a comprehensive CCTV system, ensuring peace of mind and convenience for the entire family.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

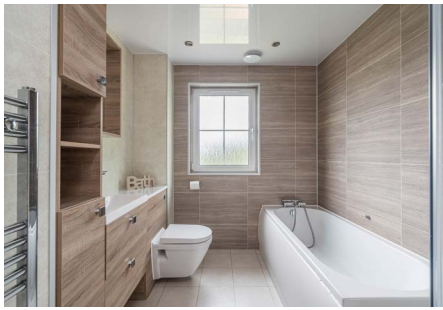
The rear garden, accessible from the dining kitchen, features an expansive raised deck area, perfect for outdoor entertaining and al fresco dining. This elevated space seamlessly transitions to a fully enclosed lawn area, providing a safe and private setting for relaxation or play. At the front of the property, you'll find a convenient driveway offering off-street parking for multiple vehicles. The front garden is designed for low maintenance, with attractive decorative elements that enhance the home's curb appeal while requiring minimal upkeep.

Viewing

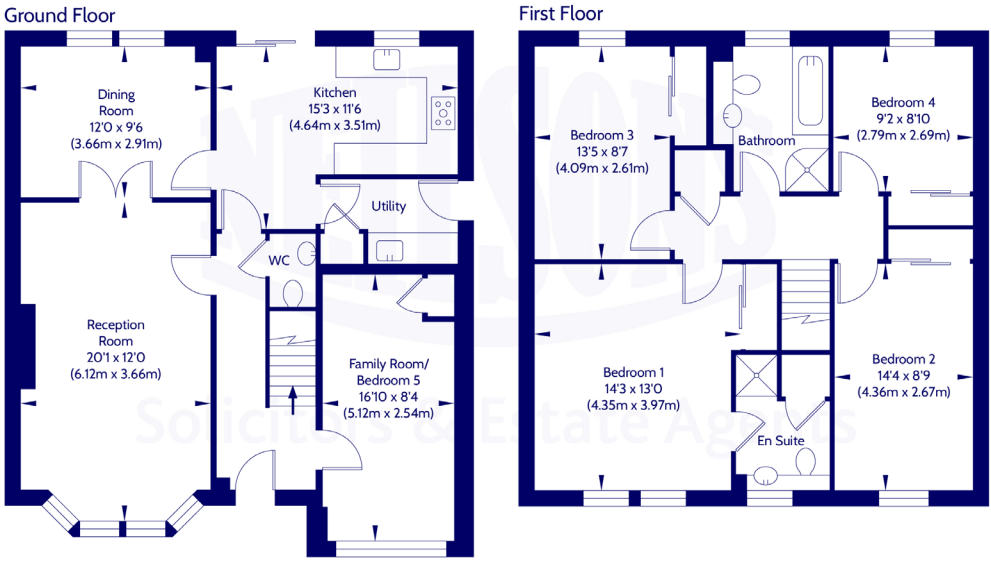
Please contact Neilsons on 0131 625 2222.

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 147.09 Sq M / 1584 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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For helpful, friendly, personal advice, get in touch.

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