



GARDEN STIRLING BURNET

**11 WATERLOO PLACE, ELPHINSTONE**  
TRANENT, EAST LOTHIAN EH33 2NW



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Enjoying a peaceful setting in the desirable East Lothian village of Elphinstone, this beautifully presented detached bungalow offers spacious and versatile single-storey living within easy reach of Tranent, local amenities, and transport links for commuting into Edinburgh. The property boasts three double bedrooms, including a principal bedroom with a walk-in wardrobe and en-suite shower room, alongside stylish contemporary interiors and excellent storage throughout. Ideal for families, downsizers, or professionals seeking generous accommodation on one level, the home is further complemented by private gardens, a large decked entertaining terrace, and a multi-vehicle driveway. A welcoming entrance hall with extensive fitted storage and illuminated by a tunnel light leads into the heart of the home. The bright and spacious living room enjoys a large picture window overlooking the front garden and features a contemporary wood-burning stove, creating a warm focal point. Across the hall, the breakfasting kitchen is fitted with attractive shaker-style cabinets, wood-toned worktops, and ample workspace, whilst a breakfast bar provides space for casual dining.

## FEATURES

- Detached bungalow in a peaceful village setting
- Spacious living room with wood-burning stove
- Modern breakfasting kitchen with breakfast bar
- Three generous double bedrooms
- Principal bedroom with en-suite shower room
- Contemporary family bathroom with bath and separate shower
- Excellent built-in storage throughout
- French doors from principal bedroom to rear terrace
- Large enclosed decked entertaining area
- Landscaped front garden with seating space
- Multi-vehicle private driveway

dash of Patience  
dash of Kindness





The principal bedroom is a tranquil retreat, complete with a walk-in wardrobe, en-suite shower room, and French doors onto the rear terrace. Two further generous double bedrooms provide flexibility for family life, guests, or home working. A stylish family bathroom completes the accommodation, fitted with both a bath and a separate shower. A floored loft with ladder access provides valuable extra storage space, whilst gas central heating, modern double glazing, and excellent energy efficiency ensure year-round comfort. Externally, the property enjoys beautifully maintained gardens to the front, incorporating paved seating areas, mature planting, and attractive landscaping. To the rear, a substantial enclosed decked terrace provides excellent space for relaxing and entertaining, alongside a useful garden shed. A private driveway offers convenient off-street parking for multiple vehicles. Extras: Extras: All fitted floor and window coverings, light fittings and selected appliances are included in the sale. Freestanding appliances include range cooker and extractor hood, dishwasher and washing machine.







### Elphinstone, East Lothian

The tranquil village of Elphinstone offers the best of both worlds: a picturesque setting in the scenic East Lothian countryside just ten miles from Edinburgh. The village is served by local amenities including a village shop, post office and a pub, with additional shops and services available just a short drive away in the towns of Tranent to the north and Ormiston to the south. Nearby Fort Kinnaird and Straiton Retail Park also offer an extensive range of high street shops, restaurants and leisure facilities. Thanks to its semi-rural location, Elphinstone enjoys no shortage of outdoor pursuits including a vast network of walking and cycling routes throughout East Lothian, plus a selection of prestigious golf courses. For sport and fitness enthusiasts, nearby Tranent boasts a well-equipped leisure centre including a gym, sports hall and outstanding football, rugby and hockey pitches, and is also home to the East Lothian Athletics Arena. Early years and primary schooling is provided at Elphinstone Primary School, followed by secondary education at Ross High School in Tranent, with a wide choice of independent schools also available in East Lothian or Edinburgh. Elphinstone is an ideal commuter location thanks to its close proximity to the capital (30 minutes by car) and its excellent public transport links. The nearby A1 provides swift and easy access to the capital, as well as convenient connections to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.





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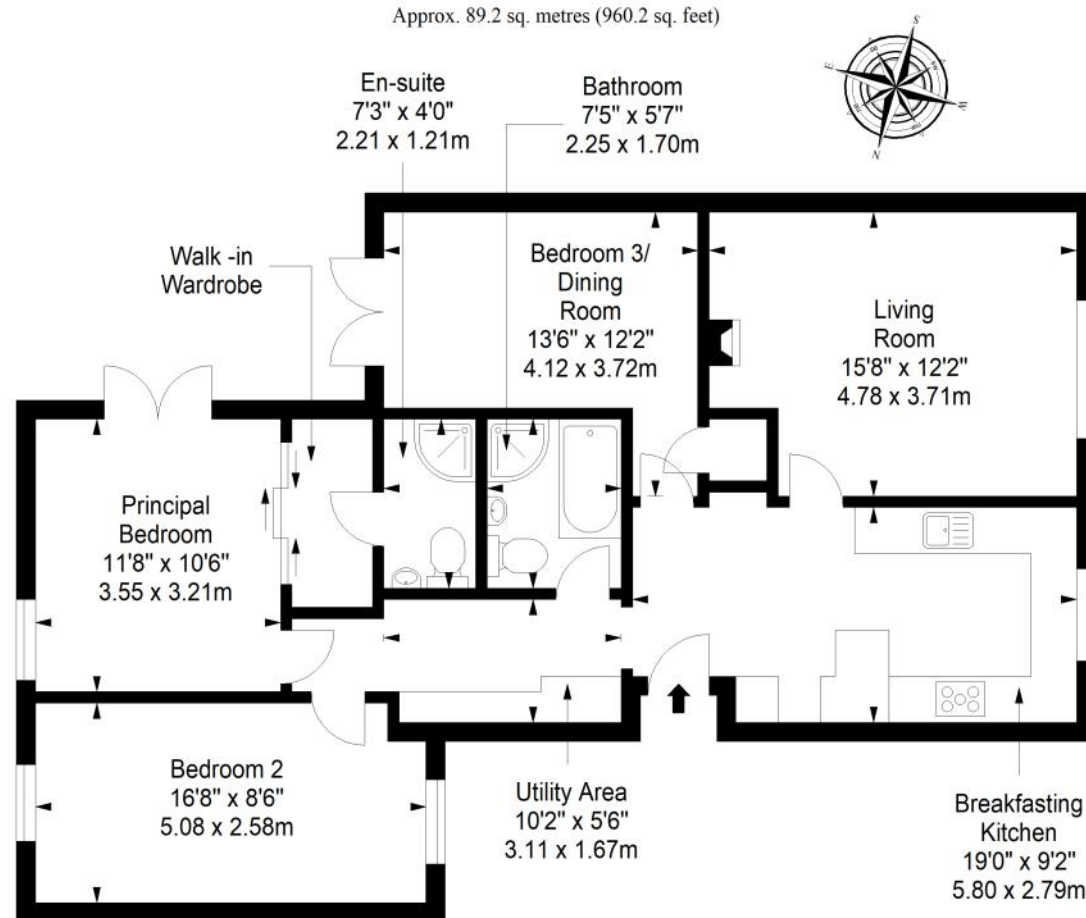
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

### Ground Floor

Approx. 89.2 sq. metres (960.2 sq. feet)



Total area: approx. 89.2 sq. metres (960.2 sq. feet)