



GARDEN STIRLING BURNET

**15 STAIR PARK, TRANENT**  
EAST LoTHIAN, EH33 1ND



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Nestled within attractive enclosed gardens, with ample private parking and breathtaking views of the nearby coast, this detached chalet bungalow enjoys a peaceful setting on Tranent's rural fringes, within walking distance of the town centre and local schools. It is a comfortable and versatile family home, offering four double bedrooms, two bathrooms, and multiple living areas. Large picture windows fill the interiors with natural light while framing the best of the scenic surroundings.

A vestibule and hall (with storage) flow into a generous, south-facing reception room with a dual-aspect outlook. This inviting space provides flexible areas for dining and relaxing, with a living flame fire set into a period-inspired surround, creating a homely focal point. Adjoining the reception room is a spacious sunroom leading onto the garden and capturing panoramic sea views. The same outlook is shared by a separate snug/family room, accessed from the hall, which would also make an ideal home office. The kitchen, reached from both the sun room and the hall, is bright and functional, appointed with natural pine-toned cabinets that accommodate a standalone range cooker, washing machine, dishwasher, and tall fridge freezer.

## FEATURES

- Peaceful country town setting
- Stunning rural and coastal views
- Spacious and versatile detached chalet bungalow
- Vestibule and hall with storage
- South-facing living/dining room with a living flame fire
- Sun room with reception room, kitchen, and garden access
- Multi-use family room/snug
- Bright, well-equipped kitchen
- Four double bedrooms (one with a wash basin)
- Bright, ground-floor four-piece bathroom
- Sky-lit first-floor bathroom with bath
- Two useful cellars
- Generous enclosed plot with landscaped gardens
- Gated driveway and detached single garage
- Gas central heating and double-glazing

Virtually renovated by Property Studios





The ground floor is completed by the principal bedroom, conveniently located beside a bright bathroom with a corner bath and a separate shower enclosure. Upstairs, a landing (with storage) leads to three further double bedrooms (one with storage, another with a handy wash basin) and a skylit bathroom featuring a bath. Gas central heating and double glazing ensure year-round comfort and efficiency.

Outside, landscaped gardens frame the home, featuring generous lawns bordered by established shrubbery and colourful plant beds. The gardens offer a calming outlook across the idyllic countryside to the sea, with a summer house providing a secluded, sheltered spot for relaxation. A detached single garage and gated driveway provide excellent parking, while two cellars offer practical additional storage.

Extras: The sale includes all fitted flooring and window coverings, selected light fixtures, and all appliances.







Tranent, East Lothian

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The bustling town, which has enjoyed considerable development over the past few years, 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 only takes 20 minutes. Perched on a hill, Tranent enjoys lovely views across the Firth of Forth towards Fife and the surrounding rolling hills. The town centre offers a good variety of shops, banks, various restaurants, pubs, and a library. Located in the heart of Tranent, the Loch Centre is a dedicated sports and community centre with a 25-metre swimming pool, a multi-purpose sports hall, dance studios, a gym and a children's soft play area. Residents are also just a short drive from East Lothian's various golf courses, which are regarded as some of the best in Scotland. For more extensive retail and leisure, nearby Fort Kinnaird Retail Park hosts a range of large retail outlets and restaurants. Primary and secondary schooling are catered for in the town; tertiary and further education is available at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.





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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

