



4 Bankpark Grange
Tranent, EH33 1ER

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Sitting Room
- Dining Kitchen
- Utility Room
- Family Room
- Four Bedrooms
- Study/Nursery
- En-Suite Shower Room
- Family Bathroom
- WC Apartment
- Private Garden Grounds
- Large Garage & Mono-block Driveway
- Gas Central Heating & Double Glazing
- EPC Rating – B



Nestled within an exclusive development and quietly located at the end of a cul-de-sac setting, this substantial detached villa enjoys stunning views towards the East Lothian coastline and Firth of Forth and is located within the popular market town of Tranent. There are excellent amenities available within the town along with the local primary and secondary schools being a short drive away. The A1 motorway network is close by providing quick and easy access to the North and South along with Prestons Railway Station. The generously proportioned and versatile accommodation would make an excellent family home, and early viewing is highly recommended. The property comprises; entrance vestibule into welcoming reception hall with staircase to upper level and downstairs WC apartment, attractive dual-aspect sitting room with French doors to the garden, stunning contemporary open plan kitchen/dining room with feature island and Range cooker and utility room off, double doors lead to the well-proportioned family room with multi-fuel stove. Upper landing leads to the delightful master bedroom with built-in wardrobes and en-suite shower, three further double bedrooms, study/nursery and family bathroom (which can also be accessed from bedroom 3). The property sits on an elevated plot allowing uninterrupted views towards Fife with generous private garden grounds surrounding the property with various seating areas. The secluded rear garden is fully enclosed and benefits from a modern, well-insulated summerhouse with six bi-folding doors, French doors opening out to the hot tub, air conditioning, various double sockets, and its own electrical supply. The impressive 360-degree wrap-around garden features a dedicated outdoor cooking area with hard-standing shelter, two garden sheds, a pergola at the front of the house to enjoy the exceptional views, a mixture of hard and soft landscaping, and two large separate decking areas. There is a mono-block driveway providing parking for approximately four cars and leading to the large garage. Further benefits include an air source heat pump, solar panels, underfloor heating throughout, 20 kWh battery storage, and double glazing. Included in the sale are the fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer, dishwasher, light shades and blinds.

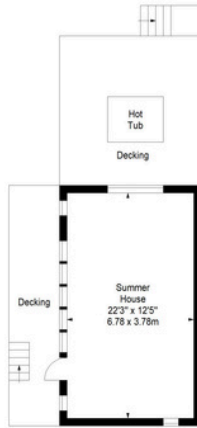




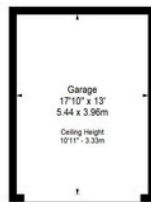
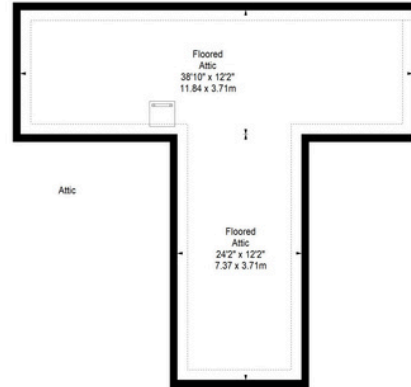
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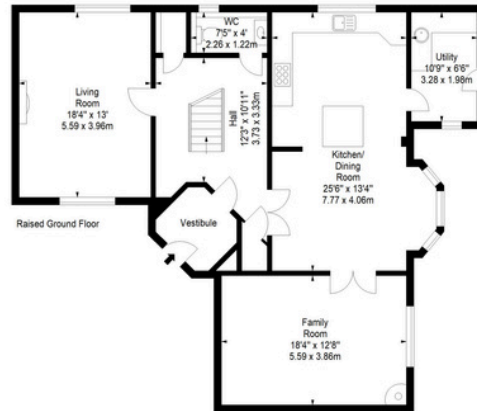
Approx. Gross Internal Area
2343 Sq Ft - 217.66 Sq M
Attic
Approx. Gross Internal Area
772 Sq Ft - 71.72 Sq M
Summer House & Garage
Approx. Gross Internal Area
509 Sq Ft - 47.29 Sq M
For identification only. Not to scale.
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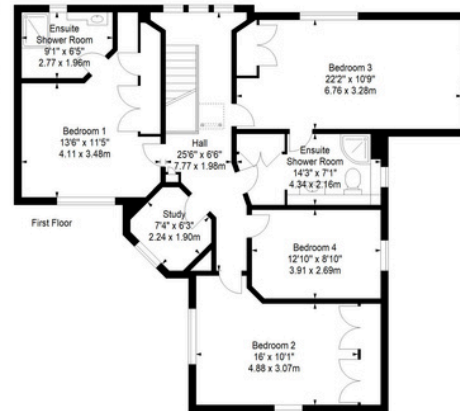
Ground Floor



Ground Floor



Raised Ground Floor



First Floor



Disclaimer: 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 the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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