



GARDEN STIRLING BURNET

45 LAWSON WAY, TRANENT
EAST LoTHIAN, EH33 2QJ



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Complemented by a private driveway for up to 6 cars, detached double garage, energy-efficient solar panels, and a southwest-facing enclosed garden with a powered garden room, this modern detached home enjoys a peaceful cul-de-sac setting in Tranent, approximately 30 minutes by car from Edinburgh. Its bright, tastefully presented interiors offer up to five double bedrooms, two en-suite shower rooms, a family bathroom, and a ground-floor WC, alongside generous reception space and a dining kitchen with utility room.

A bright entrance hall with storage and a WC cloakroom introduces the accommodation. From here, you step into a generous dual-aspect living room, elegantly styled with chevron wood-look flooring, classical wall panelling, and understated two-tone décor. The hall also flows into the spacious dining kitchen, with honey-toned wood-look flooring creating a warm, cohesive finish. Benefiting from the home's sunny rear aspect, the dining area opens directly onto the garden. Curved white cabinetry, integrated lighting, and marble-effect worktops incorporate a double oven, separate microwave, five-ring gas hob with a chimney-style extractor hood, and dishwasher. There is also floor space for a large fridge freezer, whilst the adjoining fitted utility room provides garden access and space for laundry appliances.

FEATURES

- Attractive detached family home in a peaceful cul-de-sac
- Entrance hall with storage and WC
- Generous dual-aspect living room
- Contemporary dining kitchen with garden access
- Utility room with fitted storage and external access
- Five double bedrooms, including a ground-floor office option
- Two en-suite shower rooms and a family bathroom
- Southwest-facing enclosed garden with powered garden room
- Private 6-car driveway and detached double garage
- Gas central heating, solar panels, and double glazing





Completing the ground floor is a spacious double bedroom with wood-look flooring, offering excellent flexibility for occasional guests, a playroom, or home working. Upstairs, the landing leads to four further double bedrooms, all carpeted. Two, including the principal, form comfortable suites with fitted wardrobes and similarly appointed en-suite shower rooms, whilst a stylish first-floor family bathroom includes a shower-over-bath. Gas central heating, solar panels, and double-glazing support year-round comfort and energy efficiency.

Outside, the home is fronted by a lawn, a 6-car driveway, and detached double garage. The enclosed rear garden is neatly landscaped for easy upkeep, with a paved seating terrace and lawned sections, alongside a shed and an attractive timber garden room with power and lighting—ideal as a peaceful retreat for relaxation or home working.

Extras: All fitted floor coverings, blinds, light fittings, and integrated appliances are included in the sale.







Tranent, East Lothian

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town 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 is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre is a sports and swim centre currently undergoing a £5m refurbishment, whilst The Fraser Centre is a community owned entertainment hub with a cinema. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.





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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

