



74 Lawson Way, TRANENT, EH33 2QJ



Welcome

Offered to the market is this stunning detached villa, presented in truly immaculate condition. The current owners have significantly upgraded the property to a high standard, including a beautifully refitted kitchen, two contemporary bathrooms, and a WC. The décor throughout is pristine, creating a stylish, modern home in genuine walk-in condition.

The accommodation is well-proportioned and versatile, comprising two public rooms on the ground floor. To the rear, a bright and spacious lounge enjoys lovely garden views, enhanced by large windows, a box bay formation, and glazed patio doors providing direct access to the garden. The room is finished with attractive cornicing and spotlighting, giving a sleek, modern feel. To the front, a second public room offers flexibility and is currently utilised as a family room, complete with a striking media wall, though it could equally serve as a formal dining room or additional bedroom. The kitchen has been thoughtfully remodelled to create a larger, more functional space and is fitted with a quality range of units, generous worktop space, and integrated appliances including an electric oven, eye-level microwave, gas hob with extractor, fridge freezer, dishwasher, and washing machine. Stylish mosaic tiling completes the look, while a breakfast bar provides a casual dining area. A door gives convenient access to the side of the property. A modern WC completes the ground floor. On the upper level, there are four well-proportioned bedrooms. The principal bedroom, located to the front, benefits from built-in wardrobes and a beautifully refitted en-suite shower room. Three further bedrooms offer excellent accommodation, along with a stunning family bathroom featuring a bath, separate walk-in shower, WC with concealed cistern, and wash hand basin set within a vanity unit.

Externally, the property continues to impress. To the front, there is a monoblock driveway providing off-street parking for two vehicles, along with a lawned garden. The integral garage, complete with power, offers additional storage or parking. The rear garden has been attractively landscaped with a combination of paving and lawn, creating an ideal space for outdoor entertaining, pets, and children. A particular highlight of this property is its enviable position within the development. Tucked away in a small, private cul-de-sac shared with only two other properties, it offers a peaceful setting rarely found. Early viewing is highly recommended to fully appreciate the quality, space, and setting on offer.





Tranent

74 Lawson Way is set within a modern and popular residential development in the well-established town of Tranent, ideally positioned for a wide range of local amenities and excellent transport links.

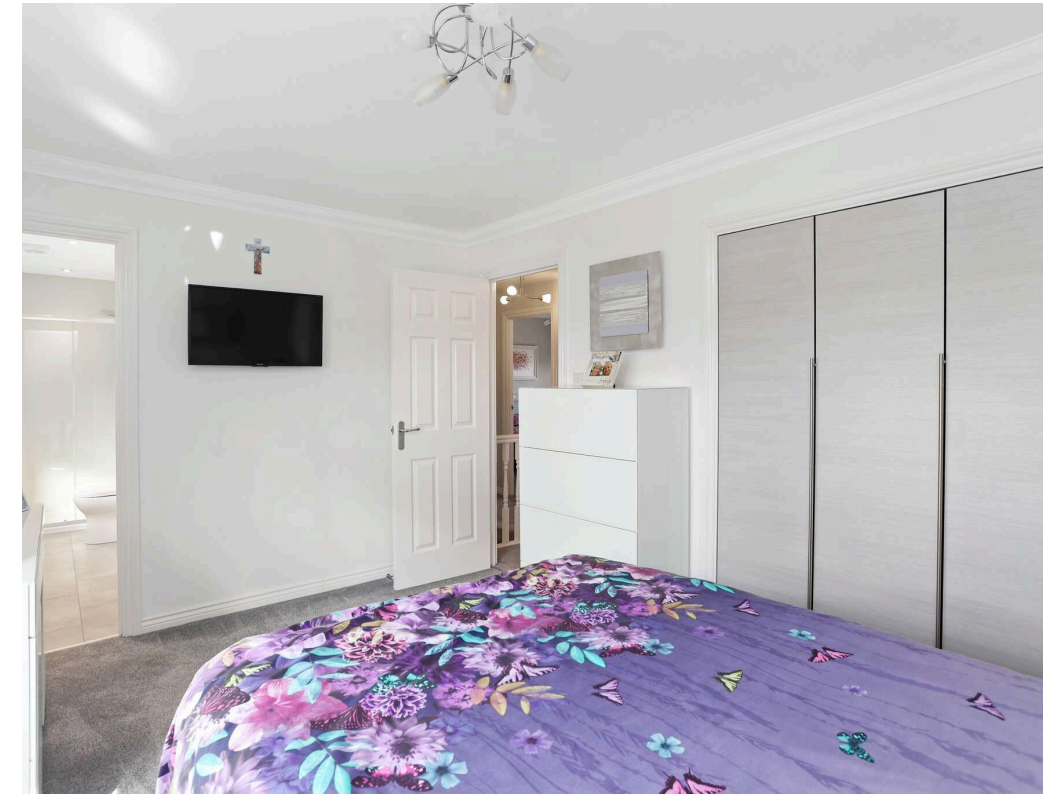
Tranent offers a great selection of everyday conveniences including supermarkets, independent shops, cafés, and leisure facilities, along with schooling at both primary and secondary levels. For a broader range of retail and dining options, nearby Musselburgh and Fort Kinnaird Retail Park are easily accessible.

The area is particularly well placed for commuters, with excellent road links via the A1 providing swift access into Edinburgh city centre, as well as connections across East Lothian. Regular bus services operate locally, and Prestonpans train station is just a short drive away, offering quick and convenient rail links into Edinburgh and beyond.

East Lothian is renowned for its beautiful coastline, open countryside, and outdoor lifestyle, with nearby beaches, golf courses, and walking routes all within easy reach-making this an ideal location for those seeking a balance of convenience and quality of life.

Extras

Included in the sale are all integrated appliances, washing machine in the garage, window coverings and light fittings.



Get in touch

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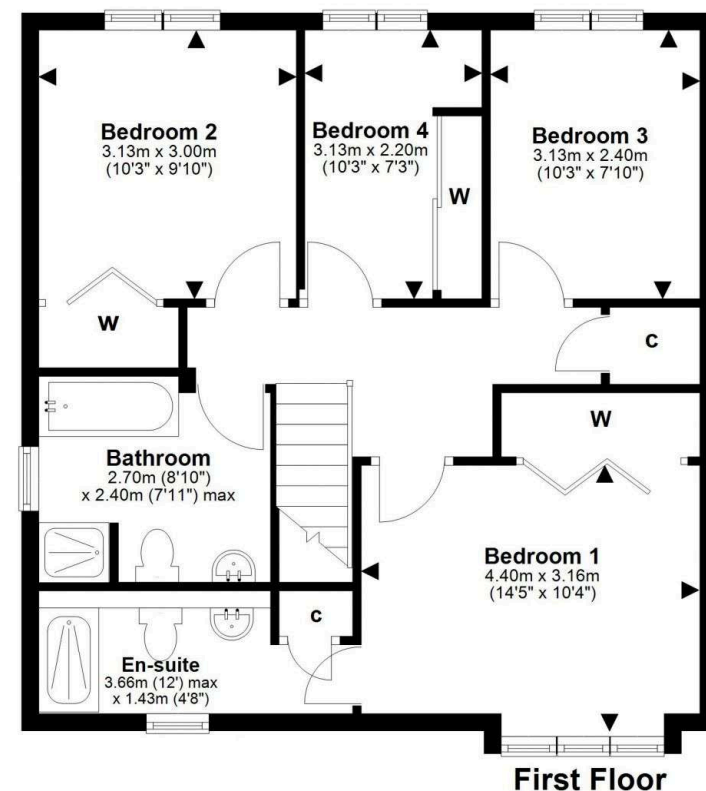
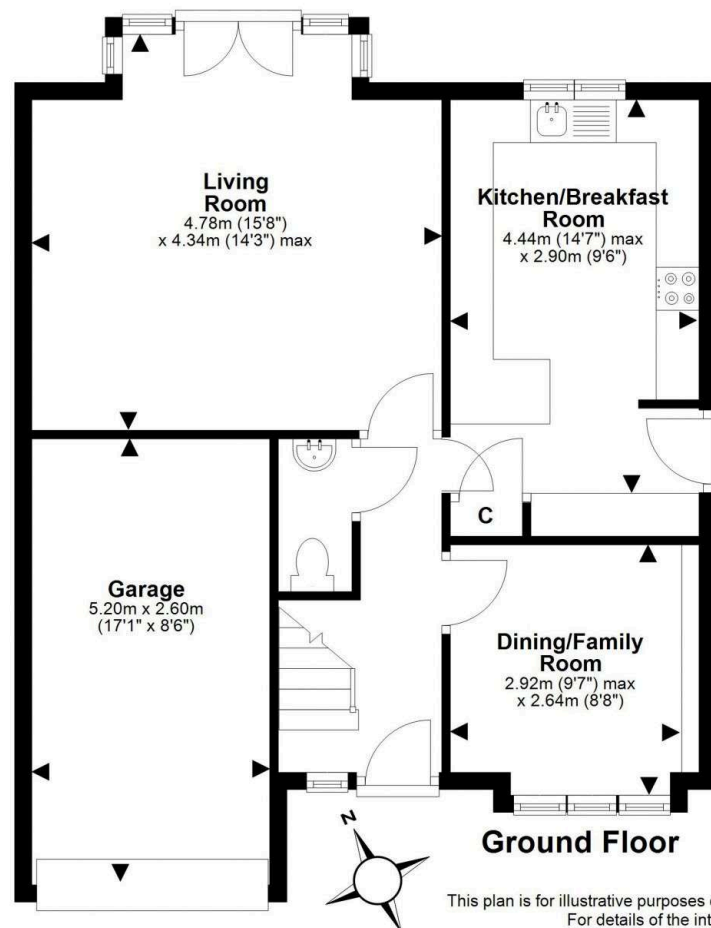
25-27 High Street, Dalkeith
EH22 1JB

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103-105 Bruntsfield Place,
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.