



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10 Lawson Way
Tranent, East Lothian EH33 2QJ

10 Lawson Way

Welcome to 10 Lawson Way, a stunning family home that perfectly balances modern living with comfort and style. Nestled in a desirable neighborhood in Tranent, this impressive property boasts a well-maintained front and rear garden, and a spacious driveway, providing ample off-street parking.

Upon entering, you are greeted by a thoughtfully designed interior that prioritizes accessibility. The entire ground floor is wheelchair-friendly, featuring level access throughout and extending to the beautiful rear garden. The garage conversion presents a versatile ground floor bedroom complete with a contemporary wet room—ideal for guests or multi-generational living. The expansive living room flows seamlessly into the dining room, enhanced by elegant French doors that lead you to the breathtaking private rear garden. A key feature of this outdoor oasis is the covered and heated patio, providing a year-round space to entertain or relax, regardless of the weather.

The heart of the home is undoubtedly the large dining kitchen, equipped with a useful utility room that adds functionality to family life. The kitchen offers ample space for culinary creations and informal dining, making it an ideal gathering spot for family and friends.

Venturing upstairs, you'll discover four generous double bedrooms, each providing a serene retreat for rest and relaxation. The master bedroom features an en-suite bathroom, creating a private sanctuary away from the hustle and bustle of everyday life. An additional family bathroom upstairs is thoughtfully designed to serve the remaining bedrooms, ensuring convenience for all.

This property is further enhanced by double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Additionally, a large shed in the rear garden provides ample storage space for bikes, garden tools, and other necessities.

With its perfect layout, modern conveniences, and fantastic outdoor space—including a covered heated patio and generous storage solutions—10 Lawson Way is a truly exceptional family home that offers everything you need and more.

Home Report Value - £400,000







Stunning
family home, with
west-facing garden











Property Summary

- Detached family villa
- Elegant sitting room with feature fireplace
- Dining room
- Kitchen breakfast room
- Utility room
- Family room/bedroom 5
- En-suite wet room
- Master Bedroom with en-suite shower room
- Three further double bedrooms with built-in storage
- Bright & airy four-piece family bathroom
- Gas central heating & double glazing
- Pretty front garden & monobloc driveway
- Enclosed west-facing rear garden, mainly laid to lawn
- EPC Rating - C | Council Tax Band - F

Extras: All fitted flooring, curtains, blinds, custom sized patio furniture and all white goods, included in sale.

Factors: the development is factored by Greenbelt for the approximate fee of £27 per month. This cost covers the upkeep of communal areas.





Tranent

Tranent sits high in a prominent position overlooking the Firth of Forth and Fife and is one of the oldest towns in East Lothian. Popular with commuters due to easy access to the A1 and only approximately 13 miles from Edinburgh city centre.

Excellent local amenities can be found on the high street, with more extensive shopping found at Fort Kinraid Retail Park a 20 minute drive away. Surrounded by beautiful countryside and beaches, there are numerous leisure activities available. Tranent has a leisure centre with swimming pool and East Lothian is renowned for its golf courses with the excellent Royal Musselburgh on your door step, and the famous Muirfield a short drive down the coast.

For a bit of culture, there is a two-week arts festival in early summer, the neighbouring coastal towns of Prestonpans, Cockenzie and Port Seton, link to stage The Three Harbours Festival.

The town has three primary schools and the secondary Ross High School, with the independent Loretto's in Musselburgh.

Excellent transport links, include regular bus services and Prestonpans train station (a 5 minute drive), offers a mere 14 minute journey into the city centre. The A1 is nearby for fast links into Edinburgh or the City bypass.



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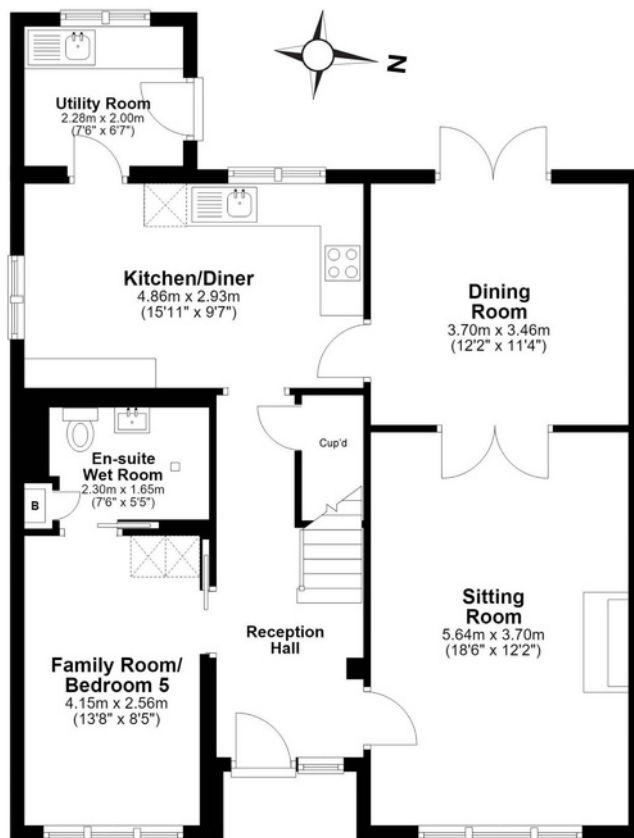


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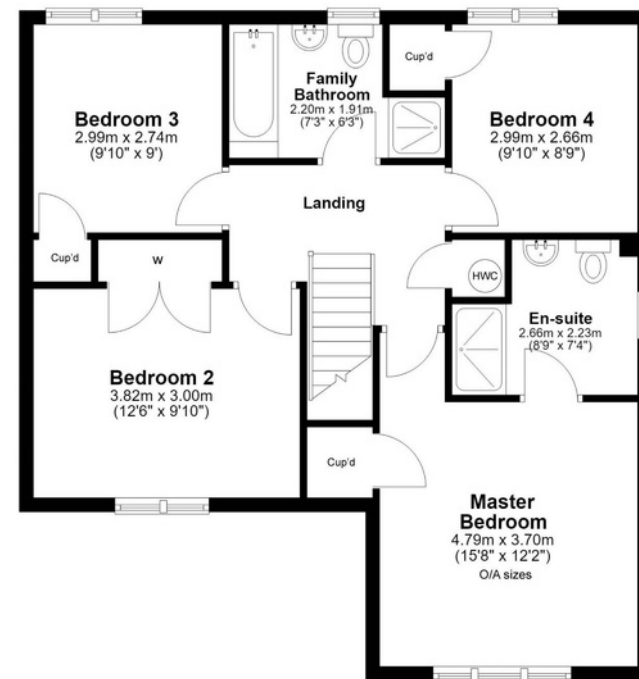
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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 82.2 sq. metres (884.9 sq. feet)



First Floor

Approx. 67.7 sq. metres (728.5 sq. feet)

Total Area: approx. 149.9 sq.metres (1613.4 sq. feet)