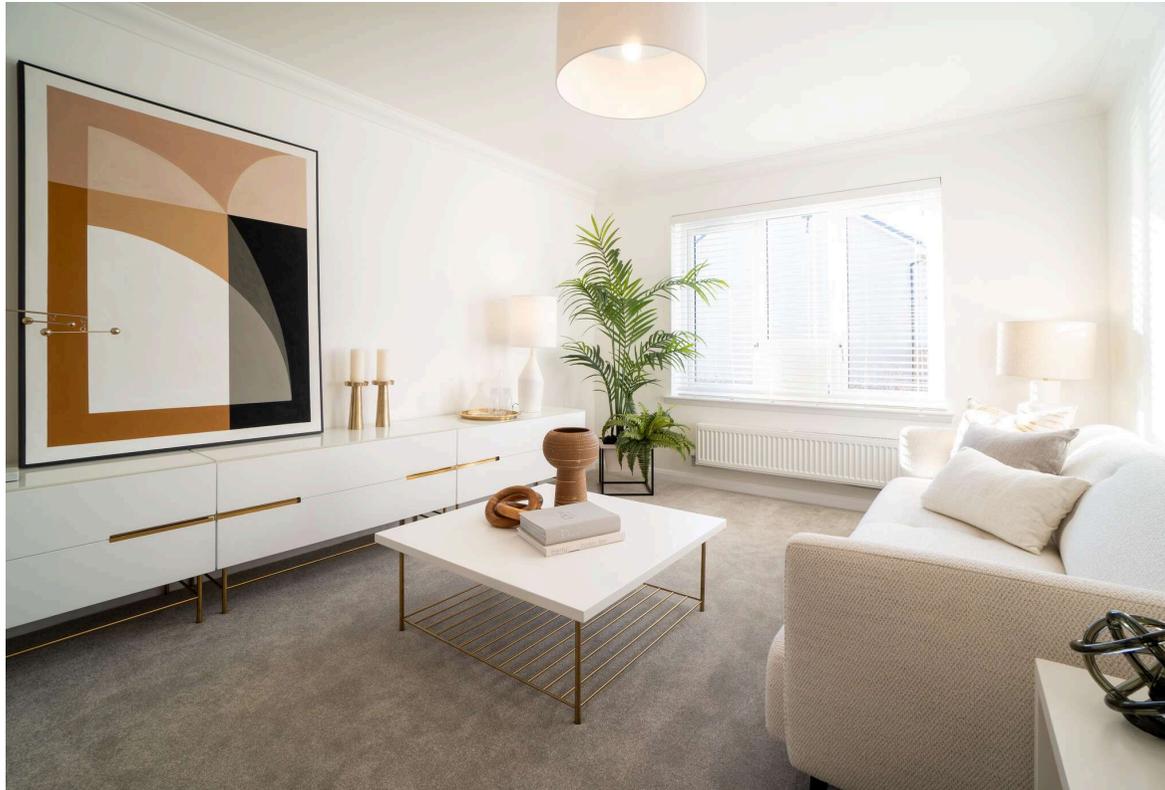




Plot 42, The Kidston Roseberry Park, 1 Marr Crescent
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The stunning Kidston combines modern luxury with comfort and convenience. It is a 4-bedroom detached home with an integrated garage. From the impressive kerb appeal to the thoughtfully designed interiors, this property will make a wonderful living space for you and your family.

This impressive home features a striking exterior with white render and feature stone, an integrated garage, and a canopy entrance. Inside, a spacious hallway leads to a modern ground floor layout designed for contemporary living.

The heart of the home is the large open-plan kitchen, dining and family area at the rear, complete with chrome downlights, worktop lighting, and integrated appliances including a 4-burner gas hob, double oven, fridge freezer and dishwasher. French doors open directly onto the rear garden, creating an ideal indoor-outdoor living space. A separate utility room with washing machine connections and side access adds practicality, while a convenient downstairs W.C. completes the ground floor.

The bright front lounge offers a comfortable space to relax, featuring a large window, TV point, CAT5 cabling and superfast broadband connection. Additional under-stairs storage and an integrated garage with lighting, power and cabling for a future electric car charger provide further convenience. Upstairs, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom includes fitted wardrobes and a stylish en-suite shower room. Bedrooms two and three also feature fitted wardrobes, while bedroom four offers flexibility as a nursery, home office or hobby room. The family bathroom includes a contemporary bath and separate shower.

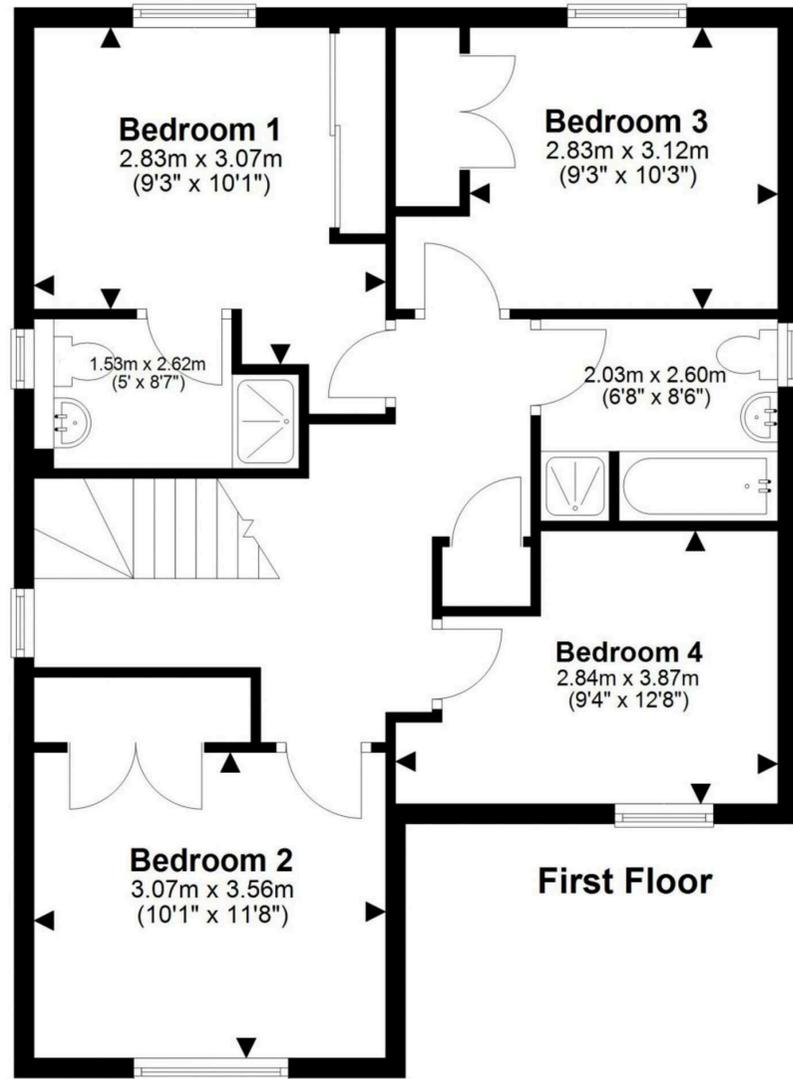
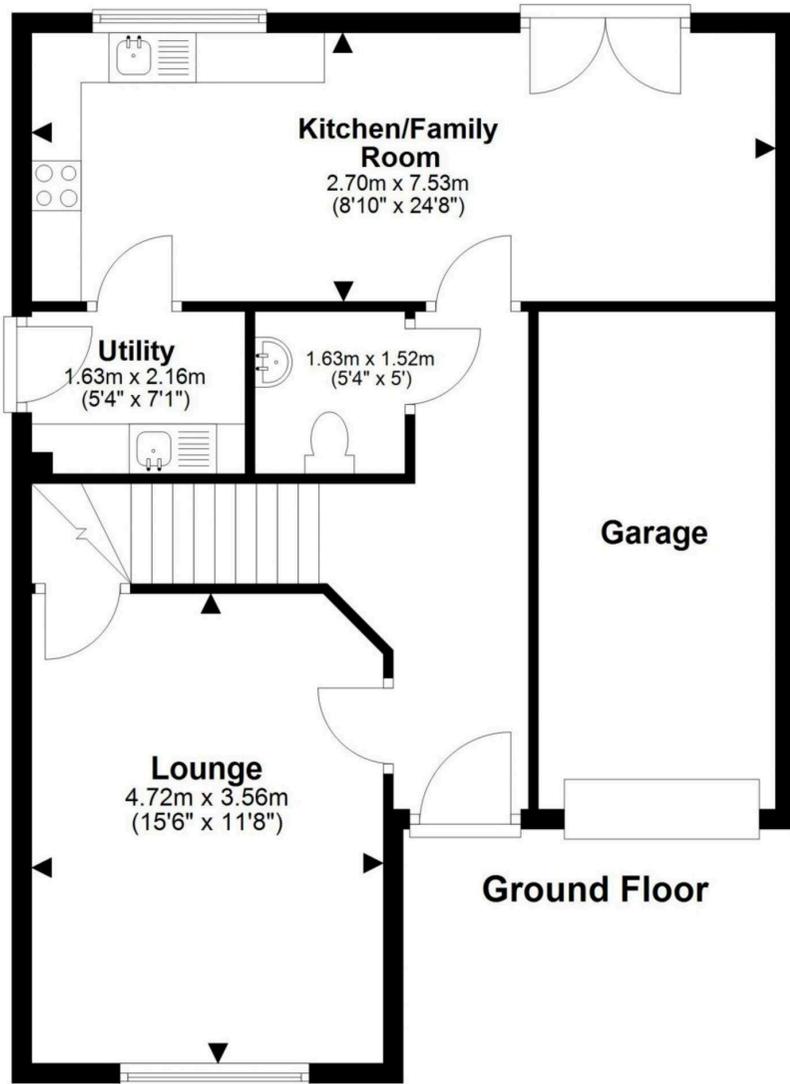
Externally, the property benefits from a block-paved driveway, turfed front garden and a private, fenced rear garden with gated access. Security features include multipoint locking on all external doors and PIR-activated lighting to the front entrance.

PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The A1, city bypass and main motorway networks are also within easy reach.





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.