



62 Moffat Walk
TRANENT | EAST LOTHIAN | EH33 2QN


warners
solicitors & estate agents





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Warners are delighted to present to market this stunning four-bedroom detached villa, offering generous and versatile family accommodation with private gardens, an integral single garage and a driveway.

The property opens into a welcoming hallway which provides access to a beautifully proportioned living room, ideal for both everyday family life and entertaining. To the rear, a bright and spacious family room flows seamlessly into the conservatory, creating a fantastic social hub with direct access to the garden. The conservatory enjoys views over the rear garden and opens onto a decking patio, perfect for outdoor dining and summer evenings.

The well-appointed kitchen/dining room offers ample space for family meals and benefits from direct access to the utility room, ensuring excellent practicality for modern living.

Upstairs, the first floor hosts four well-proportioned bedrooms. The principal bedroom enjoys generous dimensions along with fitted storage, while the remaining bedrooms offer flexible use as children's rooms, guest accommodation or a home office. A contemporary family bathroom completes the upper level.

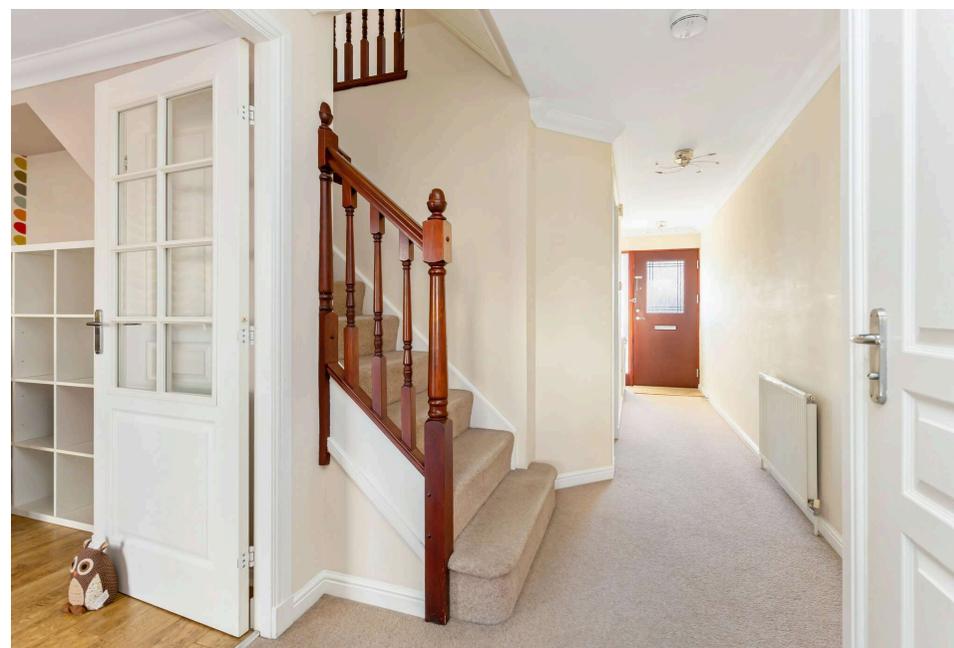
Externally, the property boasts private gardens to the front and rear. The rear garden is laid mainly to lawn with a decking patio area off the conservatory, providing a safe and attractive outdoor space for families. A driveway and integral single garage offer excellent off-street parking and storage.

This impressive detached home combines spacious accommodation, excellent natural light and a highly functional layout, making it an ideal choice for growing families seeking a move-in-ready property in a desirable residential setting.

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







- Large living room
- Fitted kitchen with dining space
- Utility room
- Bright and spacious family/dining room
- Sunny conservatory
- Master bedroom with ensuite and built-in wardrobes
- Three further bedrooms, all with built-in storage
- Family bathroom
- Downstairs WC
- Gas central heating and double glazing

- Rear garden with both lawn and decked areas
- Front garden with driveway
- Integral garage
- Gas central heating and double glazing

Energy Rating C. Council Tax Band F.

The integrated cooker and fridge freezer will be included in the sale - their condition is not warranted. All blinds will also be included.

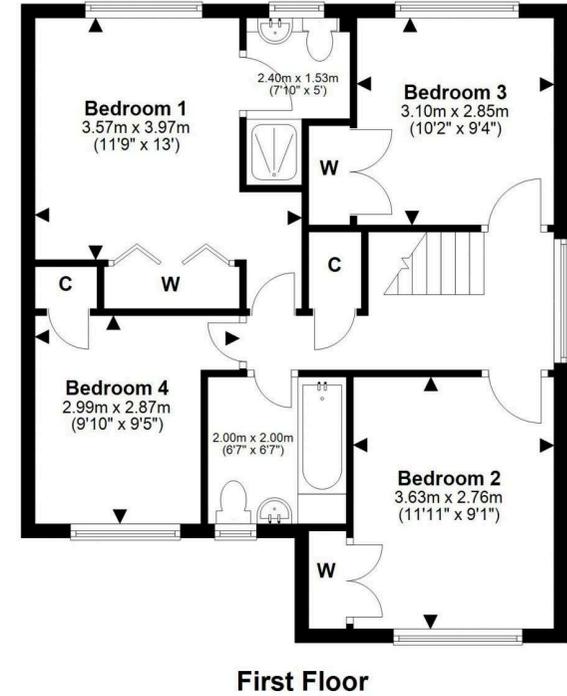
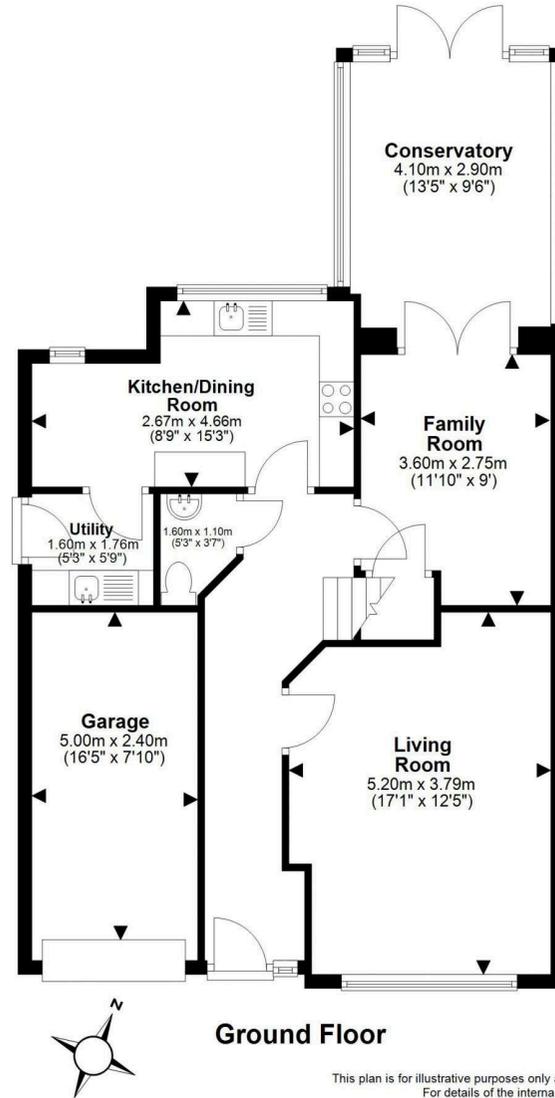
There is a factor fee of approximately £277.15 per year.



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.