



2 Forthview Walk, Tranent, EH33 1FE



## Welcome

2 Forthview Walk is an impressive detached family home, offering spacious and versatile accommodation over two levels. The property is well positioned within the development, affording a high degree of privacy to the rear and enjoying attractive views towards the Forth. The ground floor accommodation begins with a welcoming vestibule leading into a bright entrance hallway. The generously proportioned lounge features bi-folding doors opening into the dining room, creating a wonderful sense of flow and flexibility for both everyday living and entertaining. The dining room in turn leads to a delightful sun room, which enjoys stunning outlooks across the beautifully maintained rear gardens.

The heart of the home is the substantial kitchen and dining area, fitted with modern units and the benefit of a Quooker Tap. A separate utility room provides additional practicality and includes a convenient WC. A further room on this level is currently utilised as a home office; however, it offers excellent flexibility and could easily serve as a fifth bedroom, with an adjoining dressing area if required.

On the upper level, the principal bedroom benefits from enviable wardrobe space and a contemporary en-suite shower room. There are three further generously sized bedrooms and a well-appointed family bathroom. To the rear, elevated aspects provide pleasant views towards the Forth.

Externally, to the front, there are well maintained gardens, a driveway providing parking for up to four vehicles, and an integral garage. The rear gardens are particularly noteworthy - surprisingly spacious and thoughtfully landscaped, offering a high degree of privacy. A charming BBQ cabin provides a unique and inviting space for entertaining year-round, making this outdoor area a true highlight of the home.







## Tranent

2 Forthview Walk enjoys a desirable position within a well-established residential development in Tranent, a thriving East Lothian town offering an excellent range of local amenities. The property is conveniently situated for everyday shopping, with supermarkets and independent retailers nearby, together with banking, healthcare and leisure facilities. Well-regarded primary and secondary schooling is available locally, making the area particularly attractive to families.

For commuters, the location is ideal. The A1 is easily accessible, providing swift connections to Edinburgh and the wider motorway network. Regular bus services operate throughout the town and surrounding areas, while Prestonpans railway station, a short drive away, offers direct rail links to Edinburgh Waverley and beyond.

Tranent also benefits from its proximity to East Lothian's renowned coastline and open countryside, affording residents an excellent balance of convenience and lifestyle.

## Extras

Included in the sale are all window coverings, light fittings, BBQ Cabin, greenhouse and shed. All white goods will be included in the sale apart from the tumble dryer.





# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.

