



GARDEN STIRLING BURNET

38 GAVINS LEE
TRANENT, EAST LoTHIAN, EH33 2AP





Enjoying a large corner plot, this executive detached house is a stylish four-bedroom residence. The home enjoys spacious accommodation and modern interior design, as well as three washrooms and excellent built-in storage. It further benefits from private parking for three cars and a west-facing rear garden, which captures lots of sun. The home also forms part of a sought-after modern development in Tranent, set close to the countryside yet within easy reach of the town's amenities, schools, and transport links.

Inside, a hall provides a wonderful first impression, decorated in a neutral tone and with a rich wood-inspired floor. The attractive styling continues into the open-plan living and dining room, which is cleverly zoned into distinct areas by an archway. Here, bold accent walls add texture, whilst dual-aspect windows ensure a light-filled ambience. The room is spacious and airy, and finished by patio doors to the garden and a built-in cupboard. In the kitchen, black cabinets and stone-effect worktops create a chic monochrome-style aesthetic, providing ample storage and workspace. Easy-to-clean splashbacks finish the look, along with an integrated raised oven/grill and gas hob. It is accompanied by a utility room with a neighbouring WC.

FEATURES

- Executive detached house with a corner plot
- Desirable location in popular Tranent
- Welcoming entrance hall
- Open-plan living and dining room
- Well-appointed kitchen and utility room
- Naturally-lit landing with storage
- Four double bedrooms with wardrobes/storage
- Modern en-suite shower room
- Family bathroom with overhead shower
- Convenient ground-floor WC
- Attic access for further storage
- Front and west-facing rear gardens
- Monoblock driveway and integral garage
- Gas central heating and double glazing





Upstairs, the four double bedrooms extend off a naturally-lit landing with storage and attic access. Each bedroom enjoys modern styling and plush carpeting, with two rooms organised for children. All the rooms also benefit from built-in wardrobes (except for bedroom four which has a built-in cupboard). In addition, the principal bedroom has a modern en-suite shower room, whilst the remainder of the home is served by a quality family bathroom, enveloped in white tiles and fitted with a three-piece suite and overhead shower. The property has gas central heating and double glazing. Externally, there is a well-kept front garden and monoblock driveway leading to an integral garage, with direct access to the hall. Meanwhile, the large rear garden is perfect for families. It is fully enclosed and laid with a generous lawn, a patio, and a timber deck for summer dining.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.







TRANENT

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library, and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex, and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



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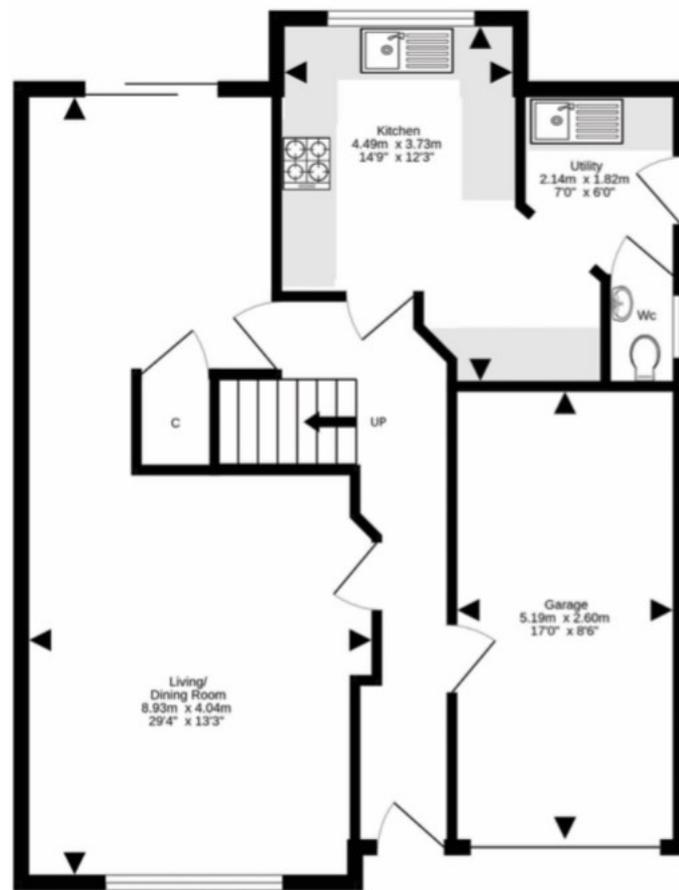
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HOUSE SALES

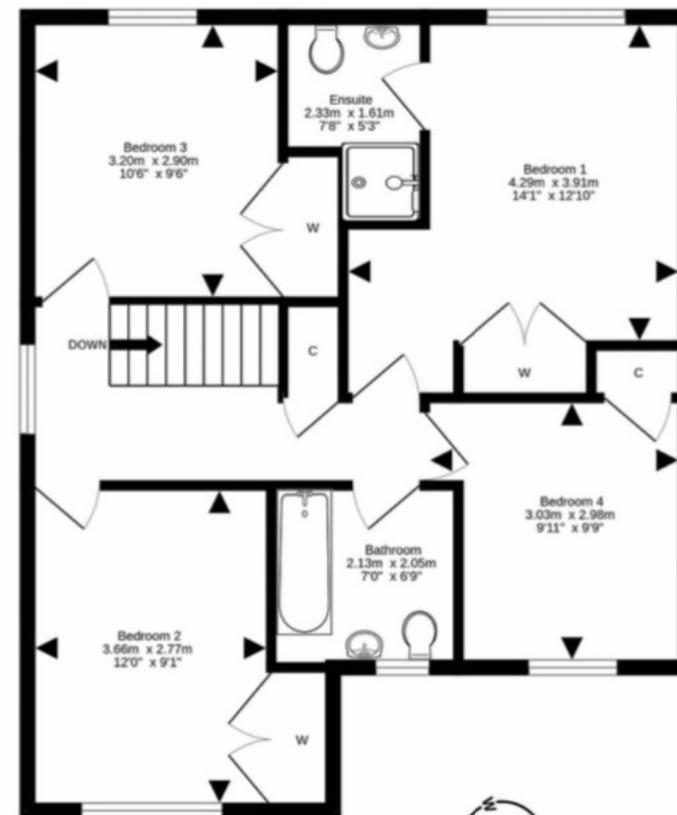
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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Ground Floor



1st Floor



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