



34 George Grieve Way  
**Tranent**  
**EH33 2QT**

# 34 George Grieve Way Tranent

 4  2  3 EPC  
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Forming part of a contemporary development minutes from the new Primary School and local shops, 34 George Grieve Way, is a beautifully presented detached villa offering spacious and flexible accommodation and benefits from attractive enclosed gardens and a garage. The stylish accommodation comprises; welcoming hallway with storage cupboard and WC off, double aspect living/dining room with attractive wood burner and direct access to the patio and garden, modern kitchen with a range of base and wall mounted units with integrated appliances and doors to the rear garden and bedroom 5/study completes the ground floor. Upstairs there are 4 good sized double bedrooms (principle en-suite) and the family bathroom completes the accommodation. Outside there are gardens to the front and rear, the back garden has an attractd decked patio ideal for al fresco entertaining. There is also a detached garage.

## Property Features

Superb Family Home

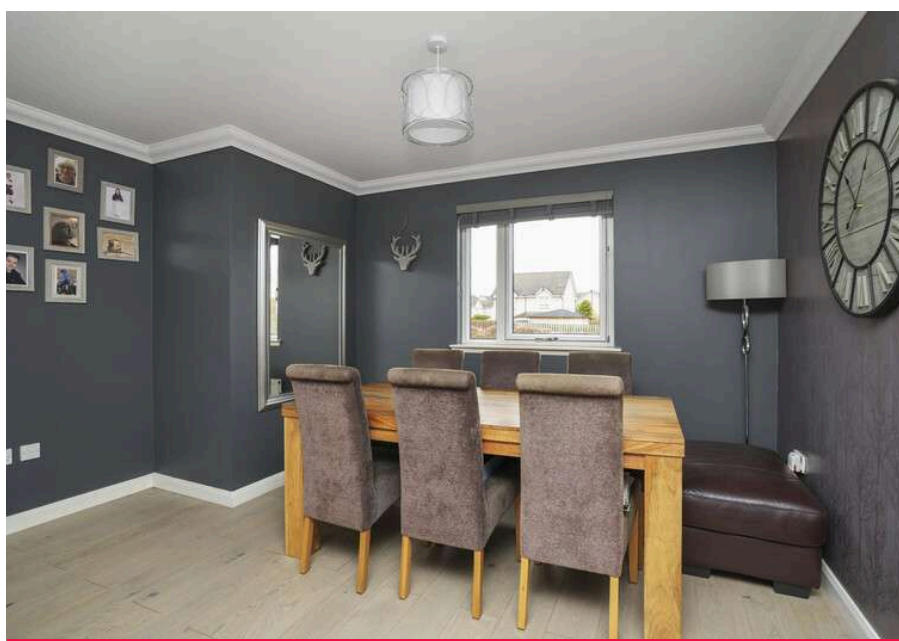
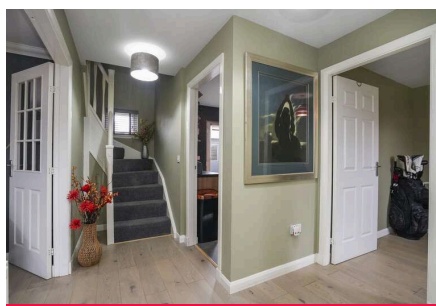
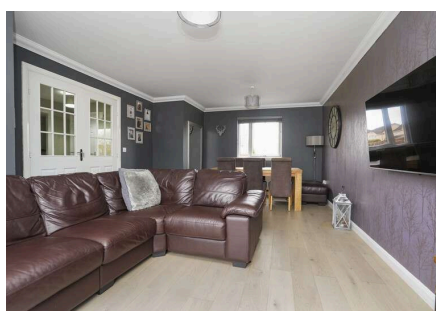
Excellent Location

Detached

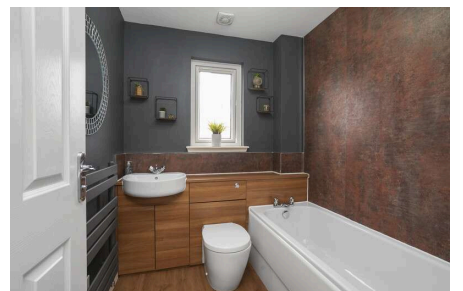
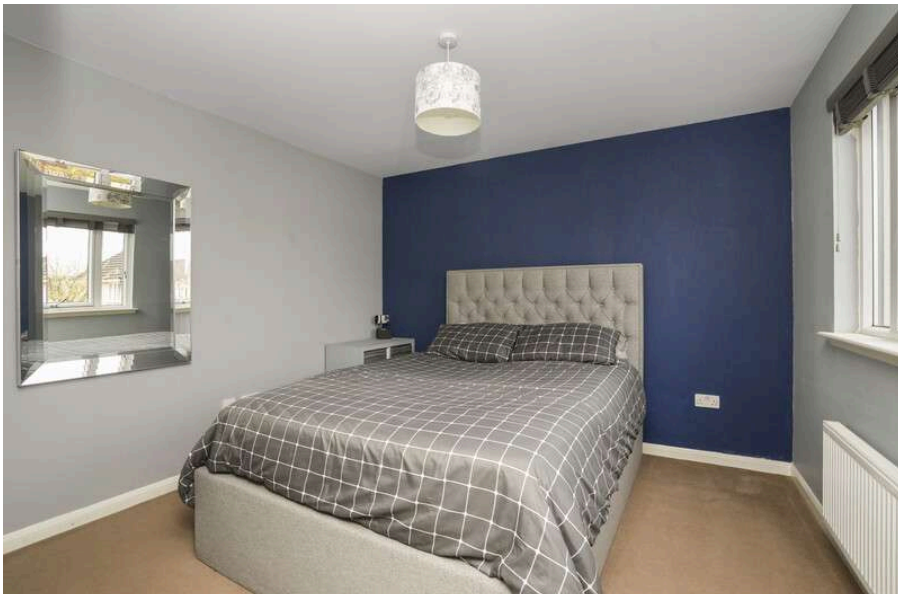
4/5 Bedrooms

Gardens

Garage





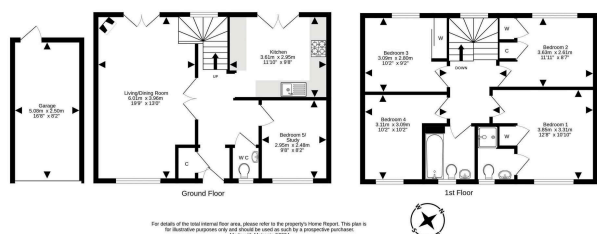




The popular East Lothian town of Tranent has a wide variety of shops and other amenities including a sports centre and swimming pool. There are excellent primary and secondary schools within the town and there is easy access to Edinburgh City Centre some twenty minutes drive away, the central Scotland motorway network and Edinburgh International Airport.

## Extras

All fitted floor coverings, light fittings and integrated kitchen appliances are included in the sale price (the seller will not warrant their working order).



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## Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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