



## 13 Gavins Lee, Tranent, East Lothian, EH33 2AP

Four Bedroom, Detached Family Home with Gardens, Driveway & Garage

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# Property Description

Tastefully presented and spacious, four-bedroom, modern detached family home, with gardens, driveway and an integrated garage. With an end-of-cul-sac plot adjacent to parkland, in a modern, maintained and family-orientated residential area of Tranent, East Lothian.

Comprises an entrance hallway, living room, dining room, kitchen, utility room, four double bedrooms, en-suite shower room, a family bathroom and a ground-floor WC.

Features include a modern fitted kitchen and utility with a full range of appliances; multiple TV points, gas central heating and double glazing. In addition, there is good storage provision including wardrobes for each bedroom; a loft space; and additional storage with an integrated garage that has power and lighting.

Externally, there is an enclosed rear garden with a lawn, and paved and wood-decked patios; whilst to the front is a lawn and a mono-blocked double driveway. The development also offers additional unrestricted on-street parking and visitors' spaces, well-maintained communal grounds, a primary school, and a local supermarket.

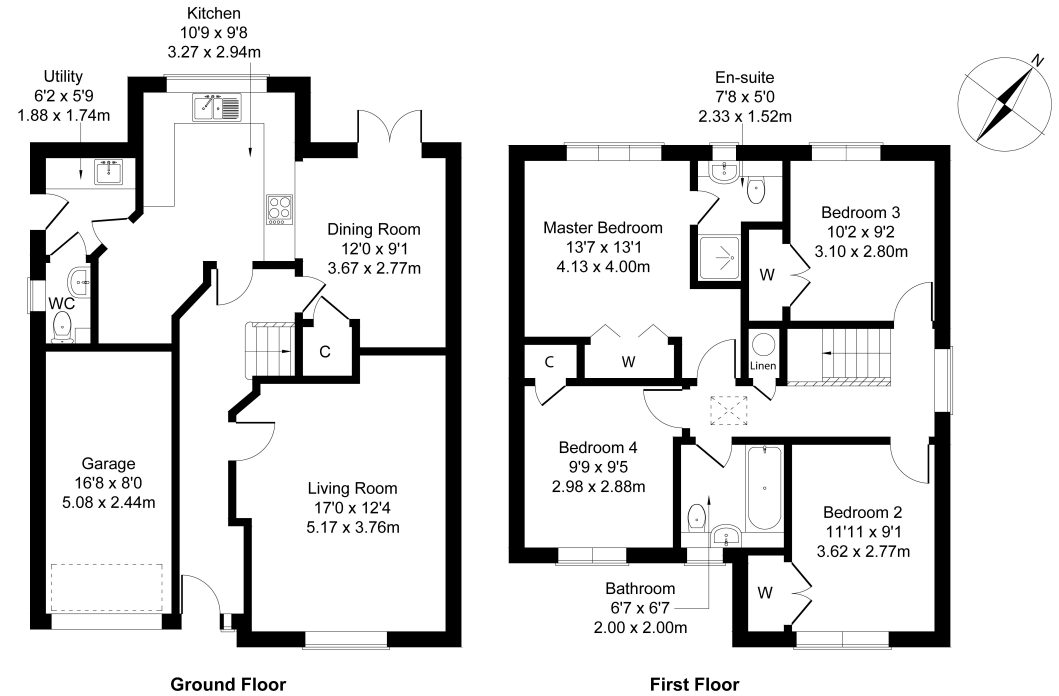
The carpeted entrance hallway offers cloak space, and gives access to the public rooms, and the carpeted stairway. Front facing, a spacious lounge includes carpeted flooring, a central light fitting and plain covings. The kitchen looks out to the rear garden, and includes stone-effect worktops, a sink with drainer, a tiled surround, recessed spotlighting; and an integrated dishwasher, double oven, 5-ring gas hob and canopy. A high-quality American-style fridge/freezer is also included in the sale.

Set off the kitchen, the utility room has a worktop, sink with drainer, washing machine and tumble dryer, a side aspect door, and access to the WC with a two-piece suite. Completing the ground floor, the dining room has recently fitted French patio doors to the rear garden, together with an open pass-through/breakfast bar to the kitchen.

On the first floor, four well-proportioned double bedrooms include built-in wardrobes and carpeted flooring; whilst the rear-facing master bedroom also features a stylish en-suite shower room. Completing the accommodation, the family bathroom has a front-facing window, and includes a three-piece suite with a shower spray fitting for the bath.

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Approximate Gross Internal Area: (1496 sq ft - 139 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Tranent is a historic town in East Lothian, located just off the A1, and offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings. The vibrant centre has supermarkets including an ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high-street names, restaurants and a multi-screen

cinema. Set amid rolling countryside, Tranent is well-placed for access to the East Lothian coastline and many superb beaches. Commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There are also regular bus services available from the High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans.





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