



37 George Grieve Way, Tranent, East Lothian, EH33 2QT

Tastefully Presented, Three-Bedroom, Detached Home with Gardens & Driveway

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Property Description

Light and tastefully presented, three-bedroom, modern detached house with gardens and a driveway. Located in a quiet, family-orientated residential development in Tranent, East Lothian.

Comprises an entrance hallway, living room, dining/kitchen, three good-sized bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a stylish fitted kitchen with appliances, modern bathroom suites, and contemporary flooring and light fittings. In addition, there is double glazing, gas central heating, multiple TV points, and good integrated storage including a loft space.

Externally, the property benefits from low-maintenance landscaping to the front with a driveway and EV point to the side. To the rear, an enclosed garden includes a lawn, patios, a store shed and a summer house with power and lighting.

The development also provides unrestricted residents' parking, a local supermarket and a primary school.

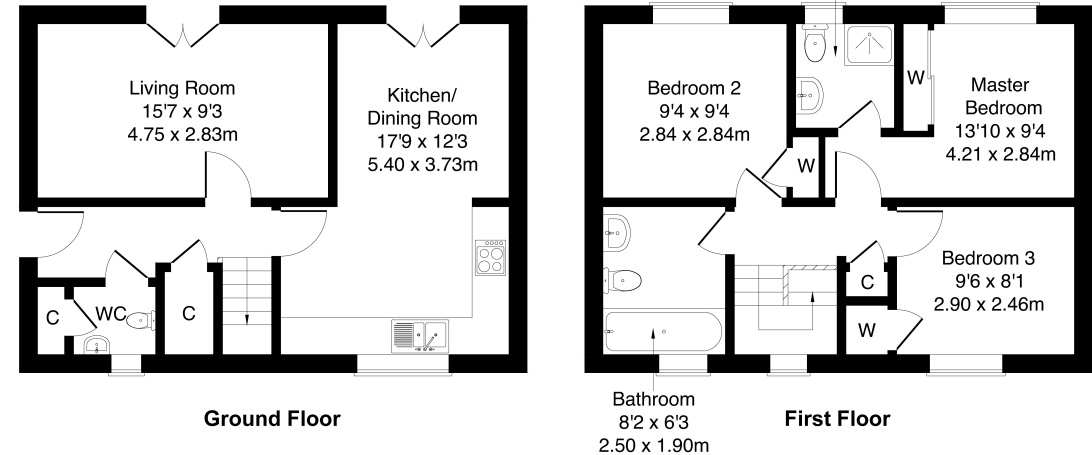
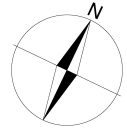
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and throughout the ground floor, including a convenient WC with storage, and a further built-in storage cupboard. Set to the rear, the living room is finished with light decor, wood effect flooring, two light fittings, and French patio doors leading to the garden. A stylish kitchen has a dual aspect with further French patio doors leading to the garden and ample space for dining. Modern fitted units and worktops include a sink with a pressure tap; an integrated oven, gas hob and fridge/freezer; and a freestanding washing machine and dishwasher.

On the upper floor, the master bedroom is set to the rear, with carpeted flooring, a built-in wardrobe with mirror sliding doors, and a modern en-suite shower room. Two further flexible bedrooms are set to opposite aspects, similarly well-finished with light decor, carpeted flooring and built-in wardrobes. Completing the accommodation, the family bathroom is fitted with a three-piece suite.



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Approximate Gross Internal Area: (893 sq ft - 83 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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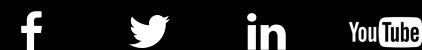
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