



33 Forthview Walk, Tranent, East Lothian, EH33 1FE

Spacious, Four-Bedroom, Modern Detached Home, with Gardens, Driveway and Garage

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Property Description

Light, tastefully-presented and spacious, four-bedroom, modern detached family home, with gardens, driveway and an integrated garage. Located in a quiet, modern and family-orientated residential area of Tranent, East Lothian. Comprises an entrance hallway, living room, dining room, conservatory, kitchen, utility room, four double bedrooms, an en-suite shower-room, a family bathroom and a ground-floor WC.

Freshly prepared for the market in neutral decor throughout, with an updated fitted kitchen and utility room, and stylish contemporary bathrooms. Further features include multiple TV points, gas central heating, double glazing, a front-facing bay window, and an alarm system. In addition, there is modern flooring, and good storage provision with a loft and the garage with power and lighting.

Externally there is a lawn and driveway to the front; whilst an enclosed terraced rear garden includes paved patios, a lawn and a mix of established shrubbery. The development also offers additional unrestricted on-street parking and visitors' spaces, well-maintained communal grounds, and easy access to the A1.

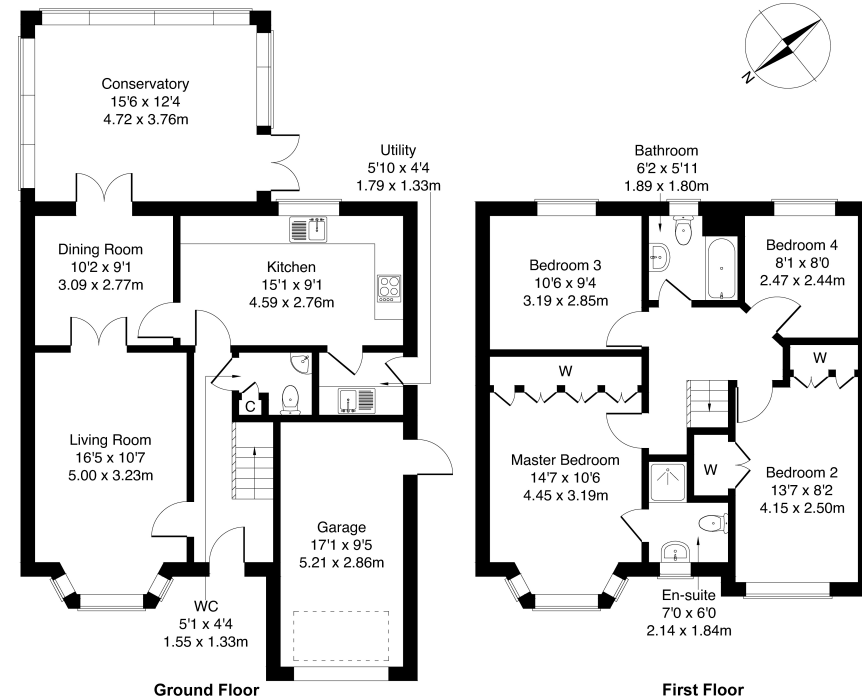
A welcoming entrance hall has wood effect flooring extending throughout the majority of the ground floor, stairs leading to the first floor and affords access to a WC with a two-piece suite. A front-facing living room features a bay window enjoying plentiful natural light, a fireplace and carpeted flooring, and gives access to the dining room which gives further access to a flexible conservatory and the kitchen. To the rear, the kitchen is fitted with contemporary units, stone effect worktops, a sink with a drainer and a tiled surround. Appliances include an integrated double oven, a gas hob, and a dishwasher. Set off the kitchen, a utility room offers further kitchen units, access to the garden, and has ample space for freestanding appliances.

Upstairs, the master bedroom is set to the front, featuring carpeted, large built-in wardrobes, a bay window and a modern en-suite shower room. Three further bedrooms are similarly well finished with carpeted flooring, with bedroom two also featuring two built-in wardrobes. Completing the accommodation, the stylish family bathroom is fitted with a three-piece suite including a rainfall shower over the bath, tiled flooring and splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (1550 sq ft - 144 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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