



Avant Homes, Plot 11, The Stirling at Thistle Meadows Off Scott Glynn Walk, Tranent

Immaculately Presented, Five-Bedroom, Detached New Build Home with Gardens, Garage & Driveway

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Property Description

Immaculately presented and spacious, five-bedroom, new-build, detached home, with garden, driveway and integral garage. A unique opportunity to acquire a sought-after home in a desirable new development by Avant Homes, in Penicuik, Midlothian.

Comprises an entrance hall, lounge, open-plan kitchen/dining and family room, utility room, five bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

The Stirling at Thistle Meadows is part of an exclusive development, offering versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family lifestyle. This stunning modern home offers an impressive and adaptable open-plan public room, double glazing, gas central heating, and superb storage provision.

This stunning home welcomes you with a bright entrance hall providing access to a modern ground-floor WC, a handy storage cupboard, and a staircase leading to the upper floor. To the rear, the heart of the home is a stunning open-plan kitchen, dining, and family area, flooded with natural light and featuring twin patio doors that open directly onto the garden—perfect for indoor-outdoor living. The sleek, contemporary kitchen comes fully fitted with a range of integrated appliances, while a separate utility room offers additional space for freestanding appliances and further access to the garden. At the front of the property, a spacious lounge provides a comfortable and versatile space for relaxation or entertaining.

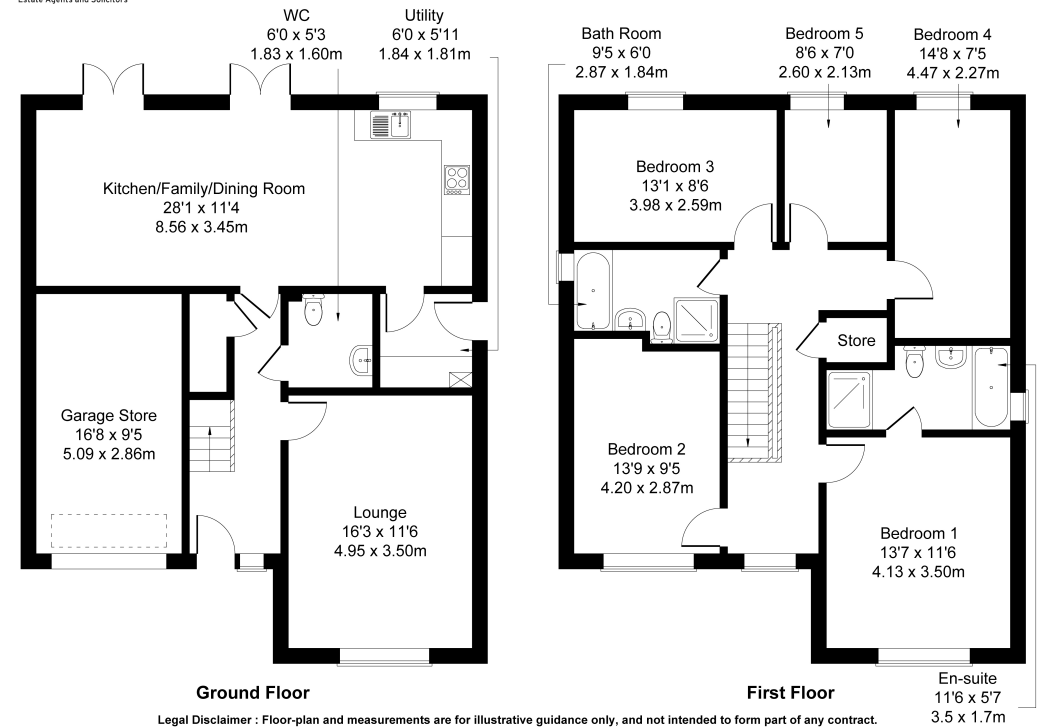
Upstairs, the generously sized principal bedroom is located to the front and boasts ample space for freestanding furniture, along with a modern en-suite complete with a separate shower, bathtub, WC, and wash basin. The upper floor also comprises two further double bedrooms and two single bedrooms, offering flexible accommodation options for family, guests, or home office use. A stylish family bathroom with a contemporary four-piece suite completes this home.

Materials within the advert have been supplied by Avant Homes.

PLEASE NOTE: Images are for illustration only; please consult the on-site development sales manager for plot-specific finishes.

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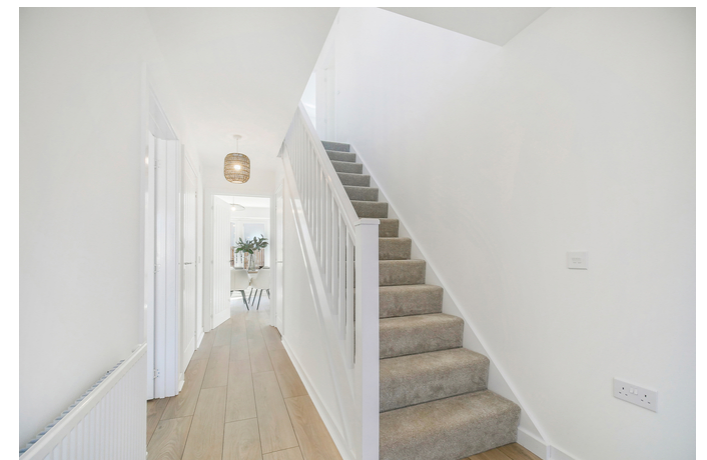
REAL ESTATE Approximate Gross Internal Area: (1567 sq ft - 146 sq m.)



Area Description





Thistle Meadows is situated in the popular town of Tranent, East Lothian, enjoying a rural setting and ideally placed for commuters, with the Edinburgh Bypass just a short drive away. 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, leisure centre, library, and 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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