



25 Fullarton Bank, Tranent, East Lothian, EH33 1EY

Spacious & Beautifully Presented, Four Bedroom Home with Coastal Views.

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Property Description

Light, well-presented and spacious, four-bedroom, modern detached family home, with gardens, a driveway and an integrated garage. Set on an end-of-cul-de-sac plot of a modern residential development in Tranent, East Lothian, south of the town centre and with easy access to the A1.

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

Highlights include a good quality integrated kitchen with a matching utility room, contemporary flooring and modern bathroom suites.

A key feature of this property is the impressive skyline coastal views to the Forth and Fife.

In addition, there are multiple TV and phone points, gas central heating, double glazing, and superb storage including a loft and a garage with power and lighting.

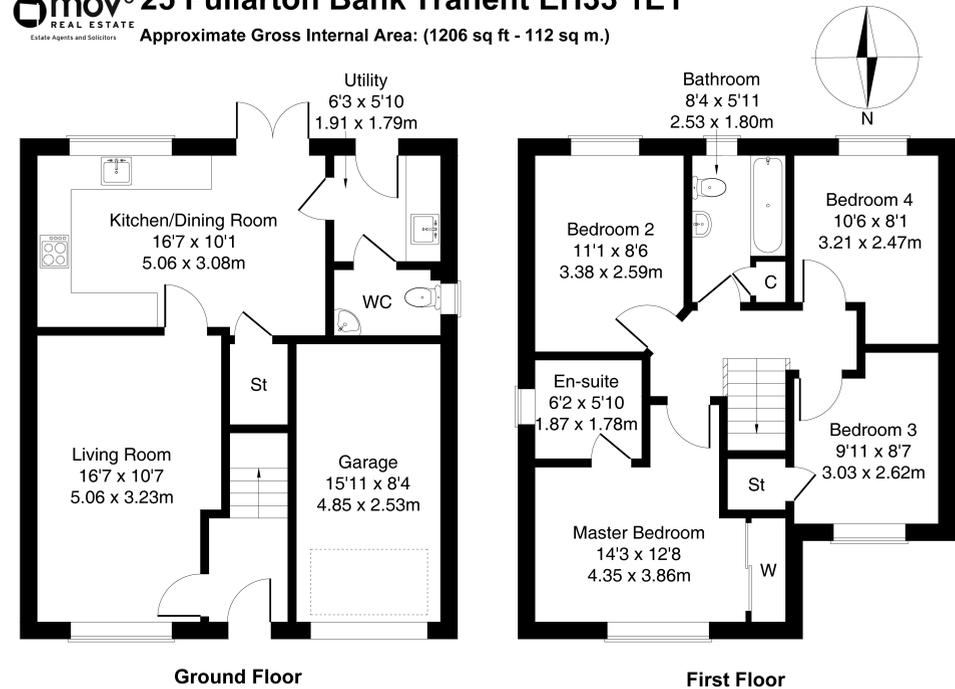
Externally, there is a lawn and double driveway to the front; whilst the south-facing rear garden features a lawn and a paved patio and a raised wood-decked patio. The development also offers additional unrestricted on-street parking and visitor spaces, and well-maintained communal grounds.

A welcoming reception hall offers ample space for outerwear and gives access to the lounge and to the carpeted stairway to the first floor. The front-facing lounge includes carpeted flooring and a central pendant light fitting and gives further access to the kitchen. South facing to the rear the dining/kitchen has French patio doors to the garden and modern wood-effect flooring.

Modern fitted units include wood-effect worktops with matching upstand, a tiled surround, a sink with drainer, an integrated dishwasher, fridge/freezer, an oven and gas hob with stainless steel canopy above. Set off the kitchen, the utility room also has a door to the garden, fitted units and worktop, and gives further access to the WC.

On the first floor, a master bedroom is set to the front, with skyline sea views, and features carpeted flooring, a wardrobe recess, and a stylish en-suite shower room. Three further carpeted bedrooms complete the family accommodation, whilst a family bathroom is fitted with a three-piece suite, tiled splash walls, and a built-in store cupboard.

25 Fullarton Bank Tranent EH33 1EY Approximate Gross Internal Area: (1206 sq ft - 112 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, 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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