



2 Johnstone Way, Tranent, East Lothian, EH33 2FA

Immaculately Presented & Spacious, Four-Bedroom Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented and spacious, four-bedroom family home, with gardens, driveway and a detached garage. Forming part of the growing Roseberry Park development by Walker Homes, on the outskirts of Tranent, East Lothian.

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

Light and tastefully finished, this flexible family home is ready to move in, with superb storage and well-proportioned room sizes. Featuring continuous herringbone-style Karndean flooring for the ground floor, a stylish, fully integrated kitchen.

In addition, there are modern bathroom suites, gas central heating, solar panels and double glazing. Externally, there is a lawn and driveway to the front and a large south-facing rear garden offering a lawn and a quality paved patio.

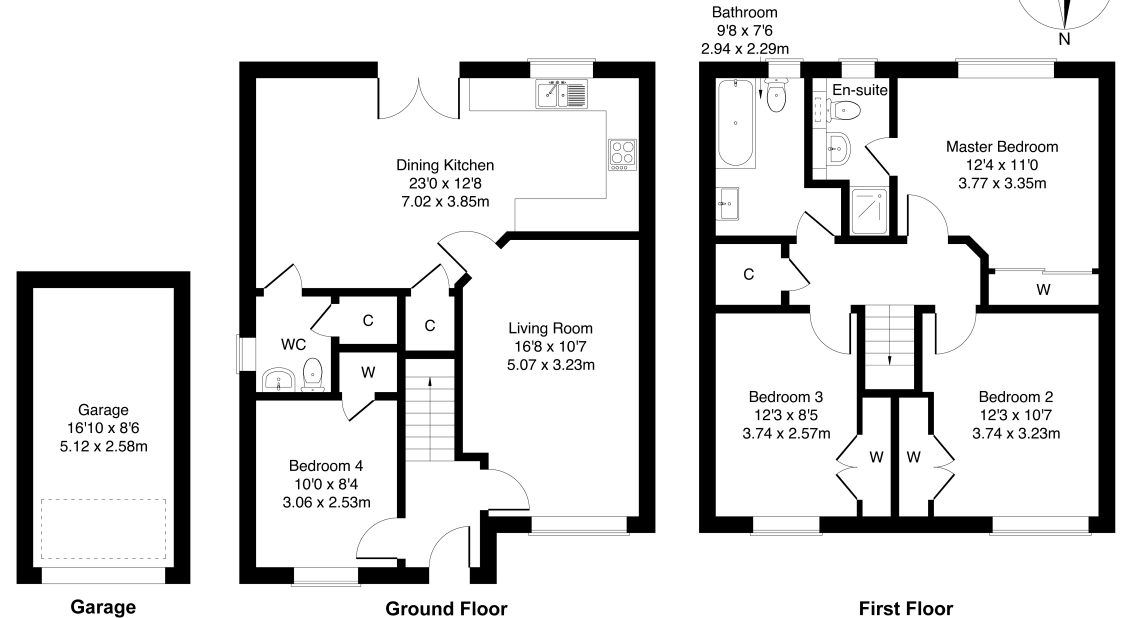
A welcoming entrance leads into the home, with the living room set to the side featuring contemporary flooring and light décor, flowing seamlessly into the modern kitchen/dining area. This beautifully finished space includes sleek countertops with matching upstands, a sink with a drainer, an integrated oven, an electric hob with canopy, a washing machine, dishwasher, induction hob, and fridge/freezer, while also offering direct access to the private garden, ideal for entertaining, along with a convenient WC nearby.

To the front of the property, bedroom four is finished in light tones with wood-effect flooring and includes a built-in cupboard for practical storage. Upstairs, bedrooms one, two, and three all feature light décor, carpeted flooring, and built-in cupboards, with the master bedroom further benefitting from a stylish en-suite shower room. Completing this family home is a modern three-piece bathroom with a bath and ladder-style radiator.



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Approximate Gross Internal Area: (1399 sq ft - 130 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, conveniently located just off the A1, blending modern housing with a charming old town centre known for its traditional stone-built architecture. The vibrant town centre offers various amenities, including supermarkets like ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, while nearby Fort Kinnaird and Straiton retail parks feature

major retailers, restaurants, and a multi-screen cinema. Surrounded by scenic countryside, Tranent provides easy access to East Lothian's beautiful coastline and beaches. Commuters benefit from direct routes via the A1 to Edinburgh city bypass and A199, with regular bus services from the High Street and train connections available from Musselburgh, Wallyford, and Prestonpans.





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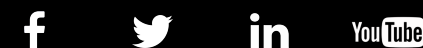
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