



Avant Homes, Plot 55, The Rothesay at Thistle Meadows Off Scott Glynn Walk, Tranent, EH33 2FX

Beautifully Designed & Spacious, Five-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Beautifully designed and spacious, new four-bedroom detached family home, with gardens, driveway and integrated garage. A unique opportunity to acquire a sought-after plot in a desirable new development by Avant Homes, on the outskirts of Tranent, East Lothian.

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

The Rothesay 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 throughout. Tastefully finished, further highlights include neutral decor, stylish bathroom suites, and a modern kitchen with integrated appliances.

Externally, the property benefits from a driveway to the front and a front and rear garden, whilst the development also offers well-kept communal grounds.

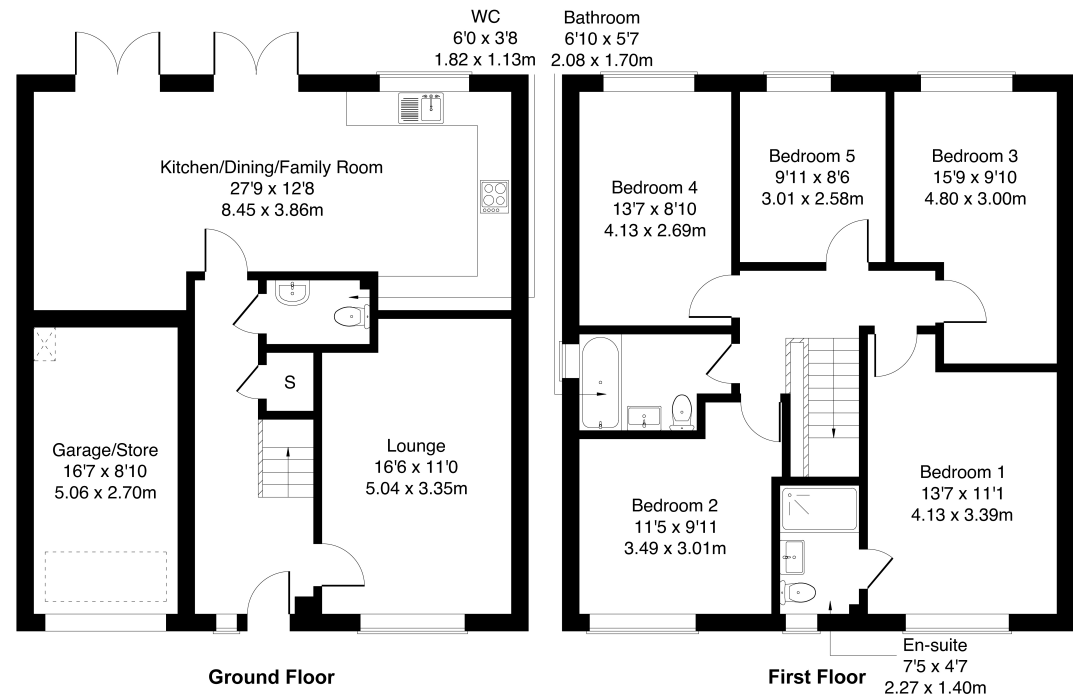
A welcoming entrance hall, with access to a WC and a convenient storage cupboard, leads to an exceptionally spacious and flexible, design-led, open-plan family/dining room and kitchen, perfect for modern family living and relaxation. A contemporary kitchen includes integrated appliances (please consult the on-site development sales manager for plot-specific finishes), whilst a living and dining area enjoys stylish twin French doors that allow for ample natural lighting all day and direct access to the rear garden. A separate living room is set to the front, offering a further public room.

Upstairs, the home offers five well-proportioned bedrooms. The principal suite serves as a genuine sanctuary, easily accommodating a king-size bed along with additional furniture, and is complemented by a stylish en-suite shower room. Bedrooms two, three and four are well-sized doubles, providing plenty of space for wardrobes, desks or children's furnishings, while bedroom five is a flexible single room—perfect for use as a nursery, dressing room or home office/study. Each bedroom enjoys abundant natural light and a high-quality finish, creating warm, inviting spaces for the whole family. A contemporary family bathroom with a



Plot 55, The Rothesay at Thistle Meadows

Approximate Gross Internal Area: (1677 sq ft - 155.8 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Thistle Meadows is located in the highly sought-after town of Tranent, a historic East Lothian community that combines modern living with traditional charm. Conveniently positioned just off the A1, the town blends contemporary housing with a characterful old centre, renowned for its traditional stone-built architecture. The vibrant High Street offers a wide range of amenities, including supermarkets such as ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office. For further shopping and entertainment, nearby

Fort Kinnaird and Straiton retail parks provide major retailers, restaurants, and a multi-screen cinema. Surrounded by scenic countryside, Tranent also enjoys close proximity to East Lothian's picturesque coastline and beaches. Excellent transport links make commuting straightforward, with direct routes via the A1 to the Edinburgh City Bypass and A199, regular bus services from the High Street, and train connections available at Musselburgh, Wallyford, and Prestonpans.





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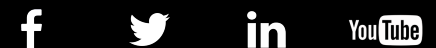
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Estate Agents and Solicitors



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