



## 43 Sandee, Tranent, East Lothian, EH33 2DT

Light & Tastefully Presented, Southerly-Facing Three-Bedroom, Semi-Detached Family Home

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# Property Description

Light and tastefully presented, southerly-facing three-bedroom, semi-detached family home, with gardens and a driveway. Located in an established and desirable family-oriented residential area of Tranent, East Lothian.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, a single bedroom, an en-suite shower room, and a family bathroom.

Highlights include a modern fitted kitchen and bathroom, HIVE gas central heating and double glazing. In addition, there is contemporary flooring, gas central heating, double glazing, and good storage, including a loft space.

There is a monoblocked double driveway to the front, whilst an enclosed rear garden includes a lawn and a recently installed, powered garden shed.

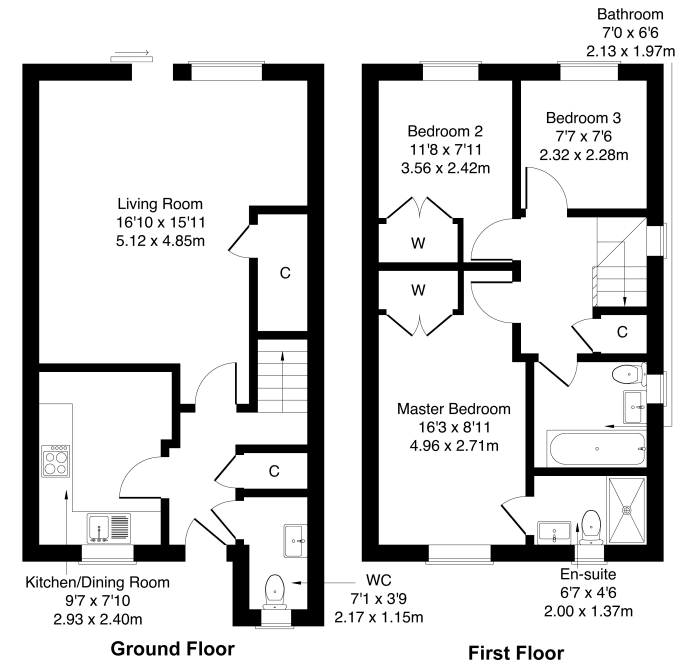
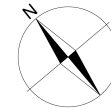
With good transport links, this modern development also offers additional unrestricted parking bays, a primary school and a local supermarket.

The property is entered via a welcoming entrance hall, providing access to all ground-floor rooms and benefiting from generous built-in storage. The spacious living room is a bright and inviting space, featuring wood-effect flooring, a central light fitting and a useful built-in storage cupboard. Sliding doors open directly onto the rear garden, allowing plenty of natural light to flow through and creating an ideal space for both relaxing and entertaining. The fitted kitchen is well presented, incorporating wood-effect flooring, stone-effect worktops, a tiled splashback surround and a stainless-steel sink with drainer, offering a practical and stylish environment for everyday use. A convenient ground-floor WC is also located off the hallway, with an additional built-in storage cupboard positioned nearby.

On the first floor, the master bedroom is a generous double room, finished with carpeted flooring and featuring a built-in wardrobe, wall-mounted TV point and access to a modern fitted en-suite, creating a comfortable and private retreat. Two further well-proportioned bedrooms are also located on this level, both carpeted, with bedroom two benefiting from a built-in wardrobe, making the space ideal for family living, guests or home working. Completing the accommodation is the three-piece fitted family bathroom, which is finished with tiled-effect flooring, a tiled splashback surround and a central light fitting, providing a clean and contemporary space to suit the needs of the household.



**43 Sandee, Tranent, EH33 2DT**  
Approximate Gross Internal Area: (893 sq ft - 83 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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