



## Avant Homes, Plot 17 Thistle Meadows, Off Scott Glynn Walk, Tranent, EH33 2FX

Immaculately Presented and Spacious, New Four-Bedroom Family Home

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# Property Description

Immaculately presented and spacious, new four-bedroom family home, with gardens, driveway and a detached garage. A unique opportunity to acquire a desirable plot by Avant Homes, set adjacent to a shared green within a new development on the outskirts of Tranent, East Lothian.

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

Thistle Meadows forms part of an exclusive development and offers a versatile family home, ready to move into and beautifully finished with neutral décor, continuous contemporary flooring, quality carpeting, and a designer-integrated kitchen. In addition, there are stylish fitted bathroom suites, multiple TV and phone points, gas central heating, solar panels and double glazing.

Externally, there is a lawn and driveway to the front, an EV charger and a good-sized rear garden offering scope for development.

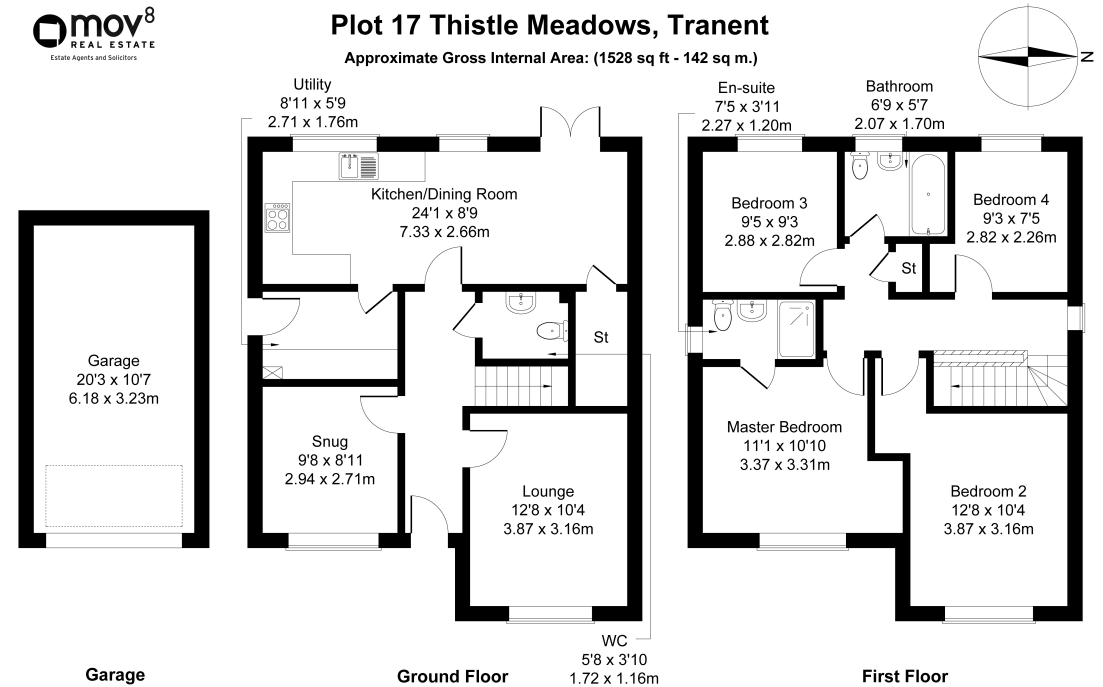
A bright and welcoming entrance hall sets the tone for this delightful home, providing access to all ground-floor rooms. The spacious lounge is finished with soft carpet underfoot and a large window that fills the room with natural light, creating a warm and inviting space to relax. To the rear, the open-plan kitchen and dining area is both stylish and practical, featuring wood-effect flooring, stone-effect worktops, a built-in storage cupboard, a central light fitting, and French patio doors. Integrated appliances include a fridge/freezer, dishwasher, oven, and electric hob with canopy above, making this the ideal hub for family life or entertaining guests. Adding further versatility to the ground floor is a cosy snug, perfect as a second sitting room, study, or playroom, along with a convenient WC.

Upstairs, the property boasts four generously proportioned, carpeted bedrooms. The principal bedroom is a true retreat, comfortably accommodating a king-size bed and additional furnishings, and benefits from a sleek en-suite shower room. Bedrooms two and three are excellent doubles, offering ample room for wardrobes, desks or children's furniture, while bedroom four provides a versatile single – ideal as a nursery, dressing room, or home office. All bedrooms are filled with natural light and finished to a high standard, making them welcoming and comfortable spaces for the whole family. A modern family bathroom completes the first floor, fitted with a three-piece suite, stone-effect flooring, a marble-effect splashback surround, and a shower over the bath.



## Plot 17 Thistle Meadows, Tranent

Approximate Gross Internal Area: (1528 sq ft - 142 sq m.)



# 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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