



Property Description

Modern and beautifully presented, three-bedroom, detached family home benefitting from a garden and a private driveway. Part of a quiet, family-oriented development, the property is situated in the popular town of Tranent in East Lothian, close to local amenities, the coast, and travel links for commuters.

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

Highlights include spacious reception rooms, a stylish integrated kitchen, modern bathroom suites, and contemporary flooring throughout. In addition, there is double glazing, gas central heating (new boiler fitted 2021), and good integrated storage including bedroom wardrobes and a loft space.

Externally, there is a lawn to the front, while the good-sized rear garden is laid to lawn, with paved and wood-decked patios, a shed, and a gate to the private driveway. This modern and growing development also provides additional unrestricted residents' parking, a local supermarket, and a well-regarded primary school.

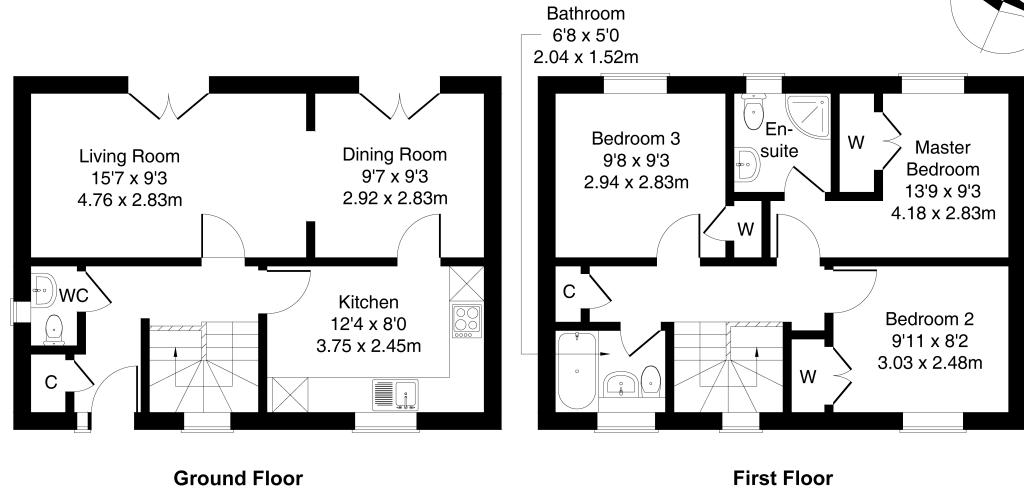
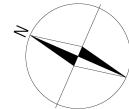
The hall, with a built-in cupboard for storage and outerwear, has contemporary wood-effect flooring and gives access throughout the ground floor, including to a WC with a two-piece suite and a side-aspect window. Spanning across the rear of the property, an open plan lounge and dining room offers an excellent space for entertaining, with twin sets of French patio doors opening to the garden.

Set to the front, the kitchen can be accessed from both the hall and the dining room, and is fitted with modern units, stone-effect worktops, a tile surround, a sink with drainer, and an integrated fridge/freezer, dishwasher, oven, ceramic hob with a canopy above, and a washing machine.

Upstairs, the landing includes the access hatch to the loft space and boasts excellent natural light from a front-facing window over the stairwell. The master bedroom overlooks the rear garden and includes a built-in wardrobe, carpeted flooring and a generous en-suite shower room. Two further well proportioned bedrooms are set to either aspect, both featuring built-in wardrobes, with carpeted flooring for bedroom two and wood-effect flooring for bedroom three. Completing the accommodation, the bright family bathroom has a fitted suite, including a shower over a P-shaped bath and tiled splash walls.

Omoy⁸ 31 George Grieve Way Tranent EH33 2QT
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Approximate Gross Internal Area: (927 sq ft - 86 sq m.)



Ground Floor

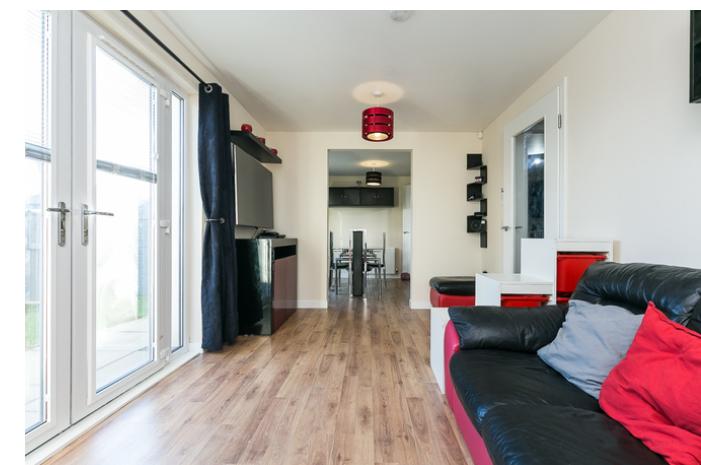
First Floor

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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0345 646 0208
sales@mov8realestate.com
www.mov8.com
Head Office
6 Redheughs Rigg, Edinburgh, EH12 9DQ
Glasgow Office
77 Renfrew Street, Glasgow, G2 3BZ



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