



29 SANDERSON'S WYND

TRANENT, EAST LoTHIAN
EH33 1DA



3 BED



2 BATH

Stylish and immaculately presented detached house with 2 reception rooms, 3 bedrooms, delightful garden grounds and a garage situated in a small, exclusive development, surrounded by lovely parks

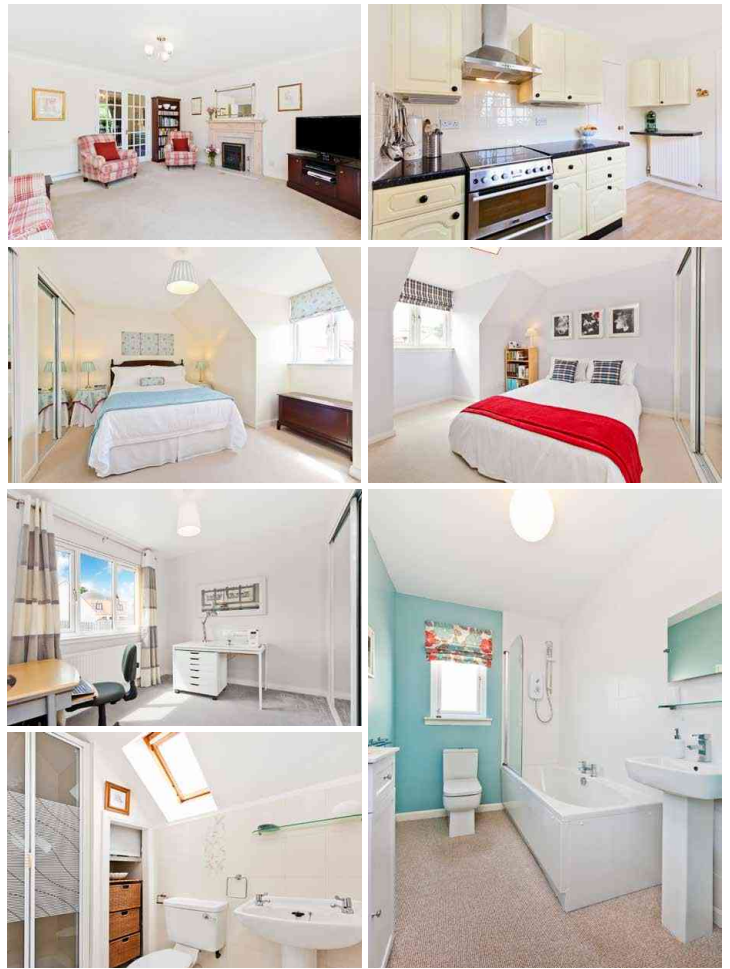


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THE PROPERTY

- Situated in a small and exclusive development with similar properties, 29 Sanderson's Wynd offers an outstanding location surrounded by parks and within easy walking distance to schools and the town centre
- The family home boasts a most appealing façade, making a delightful first impression as it nestles behind an immaculate front garden with a neatly paved private drive leading to the garage
- Once inside, the quality of the features and fittings are echoed by the stylish décor – a theme that continues throughout both storeys of this property
- The L-shaped entrance hall welcomes you in and offers excellent built-in storage
- Overlooking the delightful front garden, is an impressive lounge boasting excellent proportions, a feature fireplace and a large window. Double glazed doors leads from the lounge to the formal dining room. From here, a large sliding door opens up to the delightful private back garden
- Accessed from either the hall way or the dining room, is the fitted country-style kitchen with clotted cream-coloured units framed by a dark granite-style worktop and contemporary splashback tiles. The kitchen offers excellent storage space in the wall and base units with a range of impressive integrated appliance and a Range-style gas cooker.
- A separate and large utility room is accessed from the kitchen offering a laundry area and extra storage. A back door leads from the utility room to the garden
- On the ground floor, is the third double bedroom (currently used as a home office and hobby room) with floor-to-ceiling wardrobes
- A spacious and contemporary family bathroom with matching white 3-piece-suite and space for extra furniture, completes the ground floor accommodation
- Upstairs, you will find two spacious and serene double bedrooms. The master bedroom has been designed with form and function in mind. Here the natural light and excellent proportions are complemented by soft, neutral décor. Two large double built-in wardrobes offer excellent storage space, while another door leads to an en-suite shower room with storage. The second double bedroom also enjoys a sunny aspect and two double built-in wardrobes
- Externally, this family home boasts delightful and private country gardens to the front and rear. The rear garden is an oasis of calm with areas laid, a feature pond, walkways and impressive flowerbeds filled with colour
- To the side of the property is a large paved drive (suitable for multiple vehicles) and a single garage
- Extras: All fitted floor coverings, integrated kitchen appliances and the window blinds are included in the sale
- EPC Rating: C

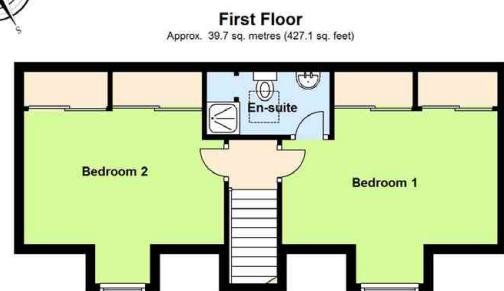
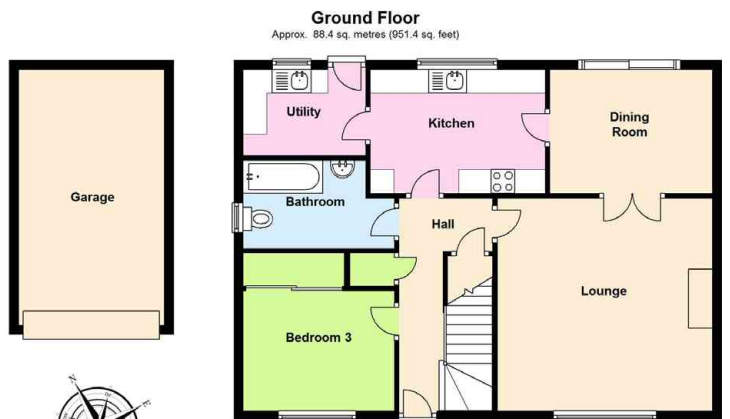


LOCATION

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans train station all nearby, commuting into the capital only takes 20 minutes. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs and a library. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Ford Kinnaid Retail Park offers a range of large retail outlets and restaurants. Primary and secondary schooling are both within easy reach (Sandersons Primary is just down the road), with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

Approximate Dimensions
(Taken from the widest point)

Lounge	4.55m (14'11") x 4.51m (14'10")
Dining Room	3.44m (11'3") x 2.62m (8'7")
Kitchen	3.70m (12'2") x 2.62m (8'7")
Utility	2.59m (8'6") x 1.82m (6')
Bedroom 1	4.56m (15') x 3.67m (12')
En-suite	2.61m (8'7") x 1.34m (4'5")
Bedroom 2	4.23m (13'11") x 3.66m (12')
Bedroom 3	3.33m (10'11") x 3.20m (10'6")
Bathroom	3.20m (10'6") x 1.87m (6'2")



Total area: approx. 128.1 sq. metres (1378.5 sq. feet)

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.