



Avant Homes, Plot 8, The Orkney at Thistle Meadows Off Scott Glynn Walk, Tranent, EH33 2FX

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

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Beautifully designed and spacious, new four-bedroom detached family home, with gardens, driveway and detached 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, lounge, open-plan kitchen/dining and family room, utility room, four double bedrooms, an en-suite shower room, a family bathroom, a ground-floor WC, and a snug/office.

The Orkney 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, multiple TV and phone points, gas central heating, solar panels and double glazing.

Tastefully finished, further highlights include neutral decor, contemporary bathroom suites, and a modern kitchen with integrated appliances.

Externally, the property benefits from a driveway to the front and a rear garden with an established lawn and a paved patio; whilst the development also offers well-kept communal grounds.

A bright and welcoming entrance hall sets the tone for this delightful home, providing access to all ground-floor rooms. The spacious lounge features 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 a built-in storage cupboard and French patio doors. A modern kitchen includes a range of integrated appliances, making this the ideal hub for family life or entertaining guests (please consult the on-site development sales manager for specific finishes). Adding further versatility to the ground floor is a cosy snug, perfect as a home office, study, or playroom, along with a convenient WC.

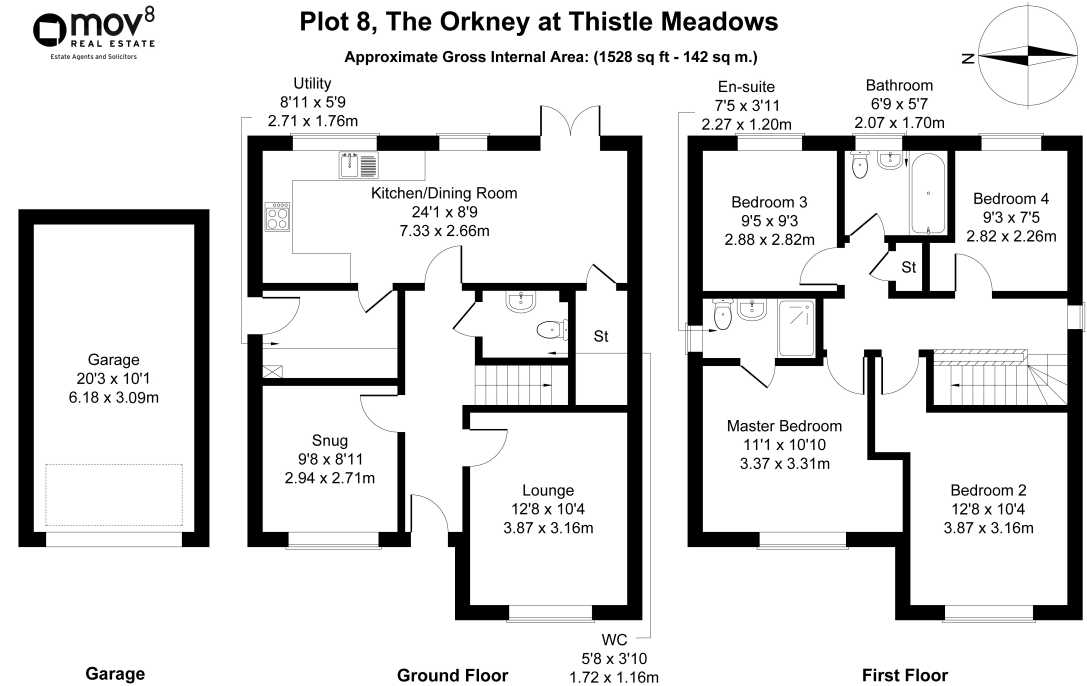
Upstairs, the property boasts four generously proportioned bedrooms. The principal bedroom is a true retreat - it can comfortably accommodate a king-size bed and additional furnishings, while benefiting from a sleek en-suite shower room. Bedrooms two and three are excellent doubles, offering ample room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

PLEASE NOTE: Images are for illustration only; please consult the on-site development sales manager for plot-specific finishes.



Plot 8, The Orkney at Thistle Meadows

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



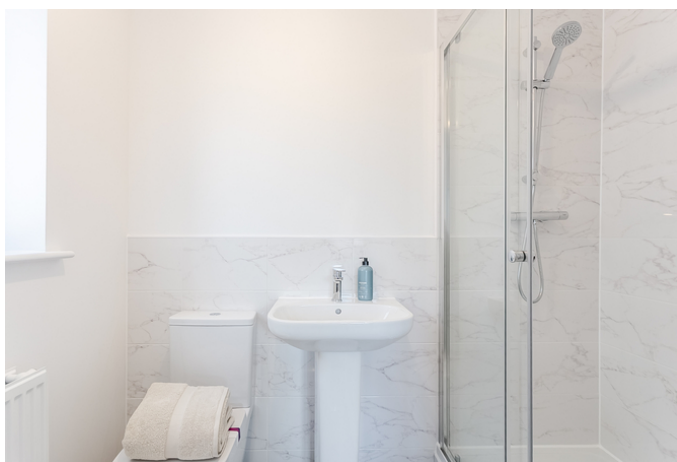
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

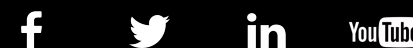
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.