



Estate Agents and Solicitors

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

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

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# Property Description

Beautifully presented and spacious, south-facing four-bedroom, detached family home, with gardens, a driveway and an integrated garage. Located in a desirable, family-friendly, cul-de-sac development on the outskirts of Tranent, East Lothian.

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

Maintained to an exemplary standard, with generous room sizes and living spaces, a luxury integrated kitchen, contemporary flooring and lighting. In addition, there are modern bathrooms, double glazing, gas central heating, bedroom wardrobes, a loft and a powered garage.

A generous plot features a double driveway and a lawn, whilst a rear garden includes a lawn, patio and a powered summer house.

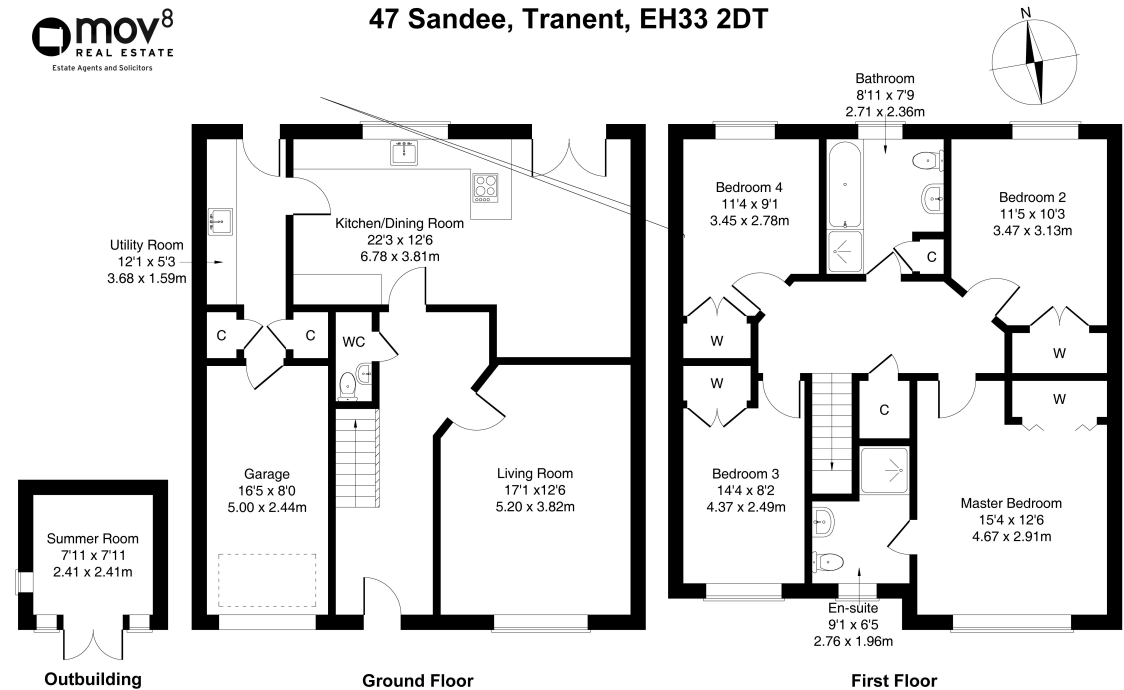
A welcoming entrance hall leads into the property, with a convenient WC located at the entrance for added practicality. The hallway flows through to the spacious living room, finished with carpeted flooring and featuring a fireplace that creates a warm and comfortable setting, ideal for both relaxing and entertaining guests. The dining room and kitchen continue the contemporary flooring from the hallway, with the dining room also providing direct access to the private garden. The stylish kitchen has been finished to a modern standard with contemporary countertops, a sink with a drainer, an integrated double oven, and a five-ring gas hob with canopy above, along with space for additional appliances.

Just off the kitchen is a utility room offering further appliance space, an additional sink with a drainer for extra convenience, and direct access to the garage. Upstairs, the carpeted landing provides access to all bedrooms, each finished with matching carpeted flooring and benefiting from built-in wardrobes, giving the property excellent storage throughout. The master bedroom further enjoys the added convenience of an ensuite shower room. Completing the property is the family bathroom, fitted with a three-piece suite including a bath.

White goods and fridge/freezer available by separate negotiation.



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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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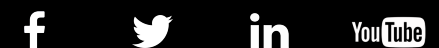
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