

8 MAINS GARDENS

Tranent, East Lothian, EH33 1FB



STUNNING

*detached house with a
significant extension*



GILSON GRAY

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Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre





Welcome to

8 MAINS GARDENS

Welcome to a stunning four-bedroom detached house that has a significant extension and contemporary upgrades, ensuring high-end interiors with a wealth of luxury features, alongside generous private parking and an impressive garden.

GENERAL FEATURES

A stunning detached house with a significant extension
Idyllic cul-de-sac setting on the rural fringes of Tranent
Offers easy access to the countryside, coast, and capital
Far-reaching countryside views to the rear of the home
Contemporary interiors with a wealth of luxury features
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Entrance hall that is welcoming and naturally lit
Expansive living room with log burner and patio doors
Ultra-modern breakfasting kitchen with granite worktops
Separate utility room for laundry and a modern WC
Landing with generous storage and access to the attic
Luxurious (dual-aspect) king-size principal suite with:
 Double-height ceiling and full-height windows
 Private balcony with breath-taking country and sea views
 Open 5pc en-suite bathroom with shower cubicle
 Generous line of fitted wardrobes for storage
 Clever hideaway nook for reading and storage
Three additional bedrooms with built-in wardrobes
Second en-suite shower room fitted with a 3pc suite
Premium family shower room fitted with a 4pc suite

EXTERIOR FEATURES

Large, enclosed rear garden with a sunken hot tub
Generous external storage accessed from the home's side
Multi-car front driveway with an electric vehicle charger

PROPERTY NAME

8 Mains Gardens

LOCATION

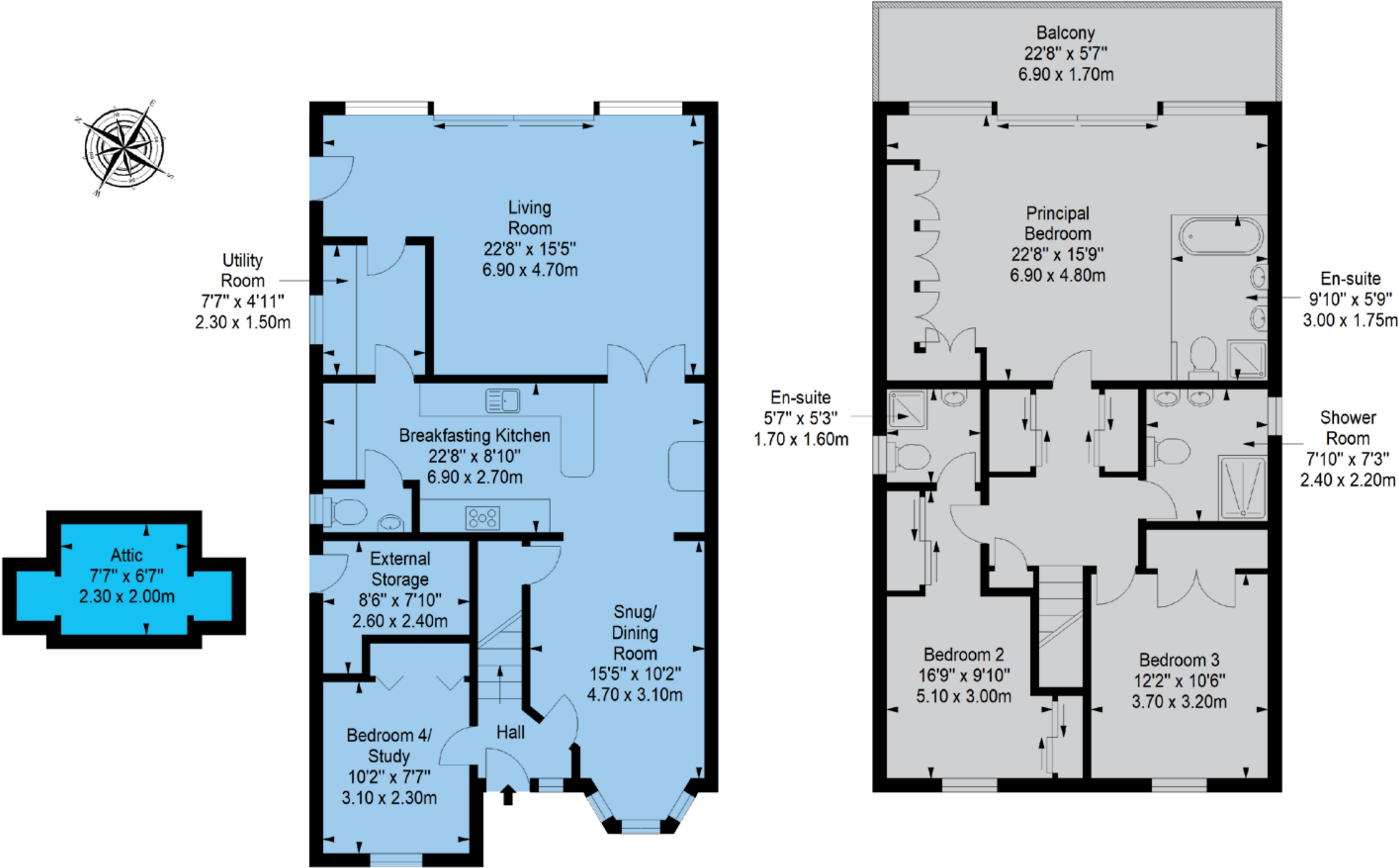
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GROUND-FLOOR FIRST-FLOOR ATTIC

APPROXIMATE TOTAL AREA:

176.2 sq. metres (1896.7 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



EXCLUSIVE

family home

This extended four-bedroom detached house is a superior family home finished to an exceptionally high specification. It provides large rooms with contemporary elegance and an astonishing number of unique features, impressing at every turn. The property also boasts two spacious reception rooms, a statement breakfasting kitchen, and premium en-suites, family shower room, and WC. It further excels with extensive storage and a spectacular principal suite with its own private balcony. As you would expect from a property of this calibre, it comes with a multi-car driveway and a large, family-friendly garden. Set on a cul-de-sac backed by inspiring countryside views, this exclusive home also has an idyllic setting on the rural fringes of Tranent, offering country appeal with easy access to the coast and capital.

A naturally-lit hall welcomes you inside. It provides a quaint introduction that soon opens out into a generous flow of accommodation, offering abundant space and a host of highly desirable features.



THE LIVING ROOM



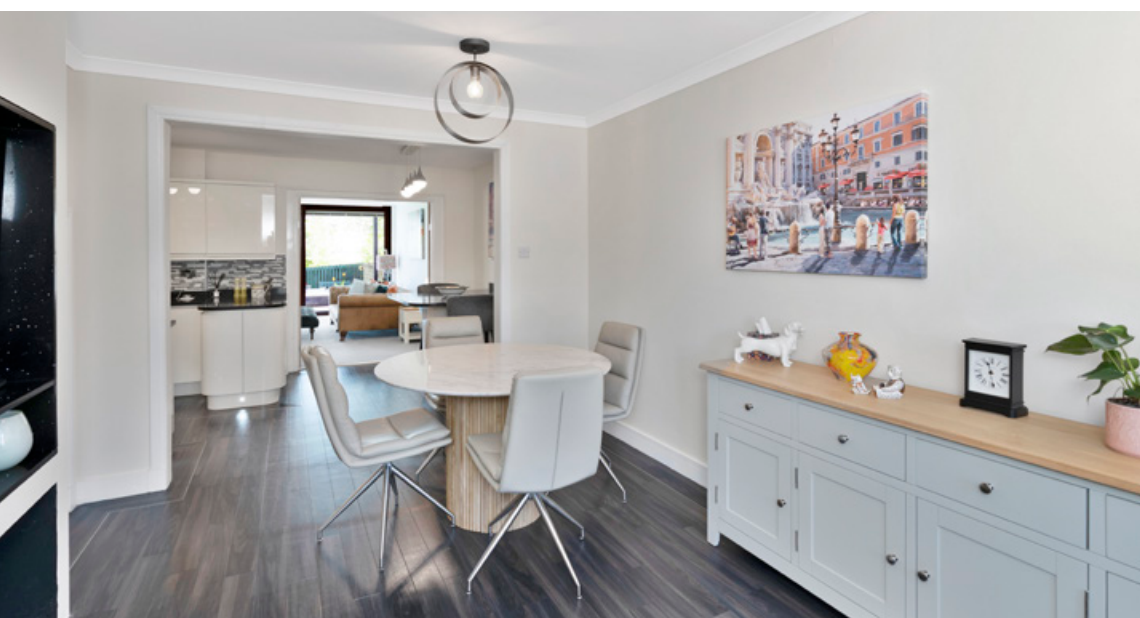
Expansive living room with patio doors opening onto the garden

Set to the rear, the living room has an expansive footprint and full-height glazed doors, bringing the outside in while creating a seamless connection to the garden.



Neutral styling further enhances the space, along with a chic media wall and a log-burning stove for cosy evenings in. It is a beautiful setting for unwinding and socialising.

A spacious dining room/snug (laid with Amtico flooring) provides a second reception area for casual meals with family and friends. It features a bay window, storage, and a media wall as well.



Elegant reception rooms to
bring you together



A STATEMENT BREAKFASTING KITCHEN





Ultra-modern breakfasting kitchen

Openly accessed from the dining area, the state-of-the-art kitchen combines handle-less cabinets in clotted cream with slimline splashback tiles and thick black granite worktops. It is an ultra-modern design, complete with a breakfast bar, plinth lighting, an Amtico floor, and a range of high-quality appliances.

An adjacent utility room and a WC add further practicality.



including a
truly luxurious
principal suite



LARGE BEDROOMS



"... floor-to-ceiling windows create an eye-catching focal point flowing out onto a private balcony with breath-taking country and sea views."

The first-floor bedrooms extend off a landing with generous storage and attic access. Off these rooms, the dual-aspect principal suite truly stands out. It easily accommodates a king-size bed, alongside a line of fitted wardrobes and an open five-piece en-suite which is of a high specification, including twin washbasins, a toilet, a double-ended freestanding bath, and a rainfall shower cubicle. A double-height apex ceiling adds to the room's impressive scale, while floor-to-ceiling windows create an eye-catching focal point flowing out onto a private balcony with breath-taking country and sea views. Above the room's entrance, there is even a hideaway nook (accessed via a ladder) for quiet reading time and storage.







THREE ADDITIONAL BEDROOMS with built-in wardrobes

There are two remaining double bedrooms on the first floor, one with a contemporary en-suite shower room for added convenience. At ground level, there is also a versatile fourth bedroom/study. All come with built-in wardrobes, offering space, storage, and a high finish.



Premium family shower room and high-end en-suites

In addition to the WC and two en-suites, the home has a premium four-piece family shower room. It features cabinet storage, an illuminated mirror, a towel radiator, twin washbasins, a toilet, and a double shower enclosure.

Extras: all fitted floor coverings, window blinds, select light fittings, a gas range cooker, integrated kitchen appliances (dishwasher, wine fridge, and microwave), and the hot tub to be included in the sale. Please note, the garden pod is not included in the sale and is available through separate negotiation. No warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



BATHROOMS

AN OUTDOOR HAVEN



Large, enclosed rear garden with a sunken hot tub

The home's large rear garden is a real haven for families. It is enclosed by a high wall and fence, offering excellent privacy and an open outlook over the countryside beyond. It is cleverly designed too, enjoying a low-maintenance setup with a sprawling decked area (part of which is sheltered) stepping down to an artificial lawn. The decking also includes a sunken hot tub for unwinding while admiring the far-reaching views.

To the front, there is also a private driveway for at least three vehicles and an electric vehicle (EV) charger. There is external storage accessed from the side as well.



TRANENT, EAST LoTHIAN

Nestled in the scenic East Lothian countryside, 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 is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre. Located in the heart of Tranent,

the Loch Centre is a sports and swim centre currently undergoing a £5m refurbishment, whilst The Fraser Centre is a community owned entertainment hub with a cinema. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



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