



16 Sandee
TRANENT | EH33 2DT


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A superb opportunity to acquire a modern four-bedroom detached family home, ideally positioned within a popular residential development in Tranent. Set on a particularly attractive private plot, the property offers well-proportioned accommodation, excellent outdoor space and a generous driveway with ample parking for multiple vehicles.

The ground floor accommodation comprises a welcoming entrance hallway, a bright and spacious living/dining room, contemporary fitted kitchen and useful utility room, together with a convenient downstairs WC and integral garage. The generous living/dining space provides an excellent setting for both everyday family life and entertaining, with direct access to the rear garden.

On the first floor are four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or home working. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom. A practical layout and plentiful storage further enhance the appeal of the accommodation.

Externally, the property occupies a private family-friendly plot with a large monobloc driveway, providing parking for multiple vehicles. The substantial south-east-facing rear garden is a particular highlight, featuring areas of lawn, patio and a raised deck, creating a versatile outdoor space for children, relaxing, entertaining and enjoying the sunshine.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





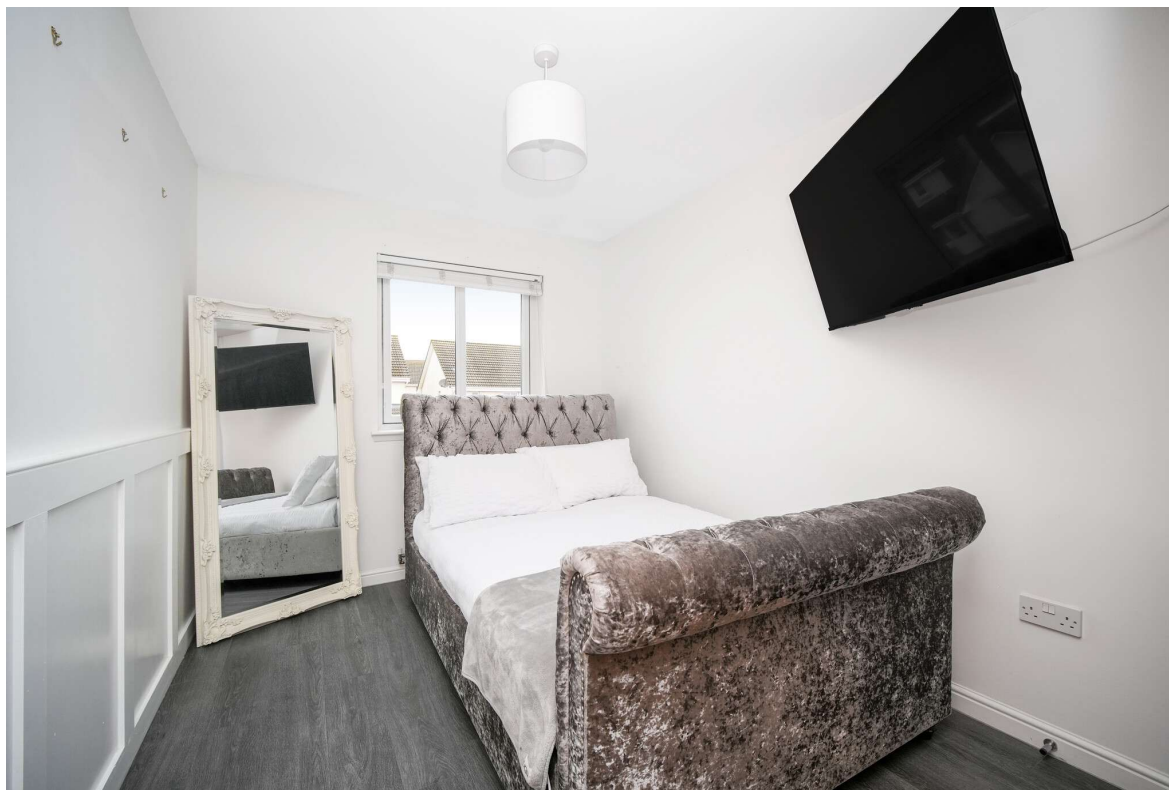
Overall, this is an appealing modern family home combining four-bedroom accommodation, generous living space, excellent parking and a superb private garden within a desirable Tranent development.

- Four-bedroom detached family home
- Prime private plot within a modern Tranent development
- Spacious south-east-facing rear garden
- Lawn, patio & raised deck for outdoor entertaining
- Large monobloc driveway with multi-car parking
- Excellent family accommodation with generous living/dining space

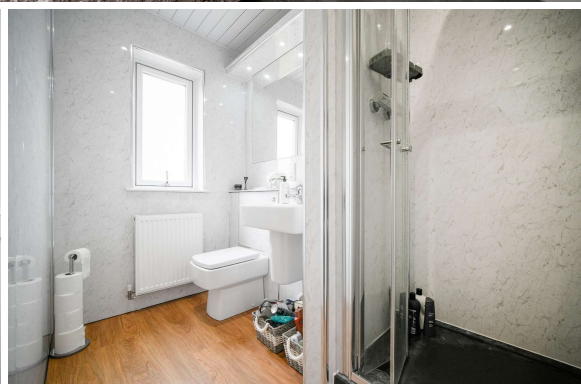
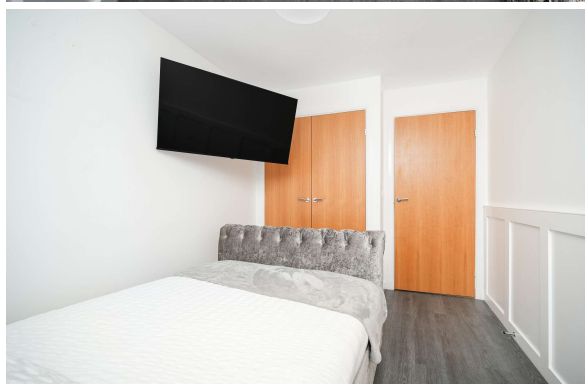
Energy Rating: C, Council Tax: F

Factor fee approximately £300 per annum payable to Greenbelt factors.

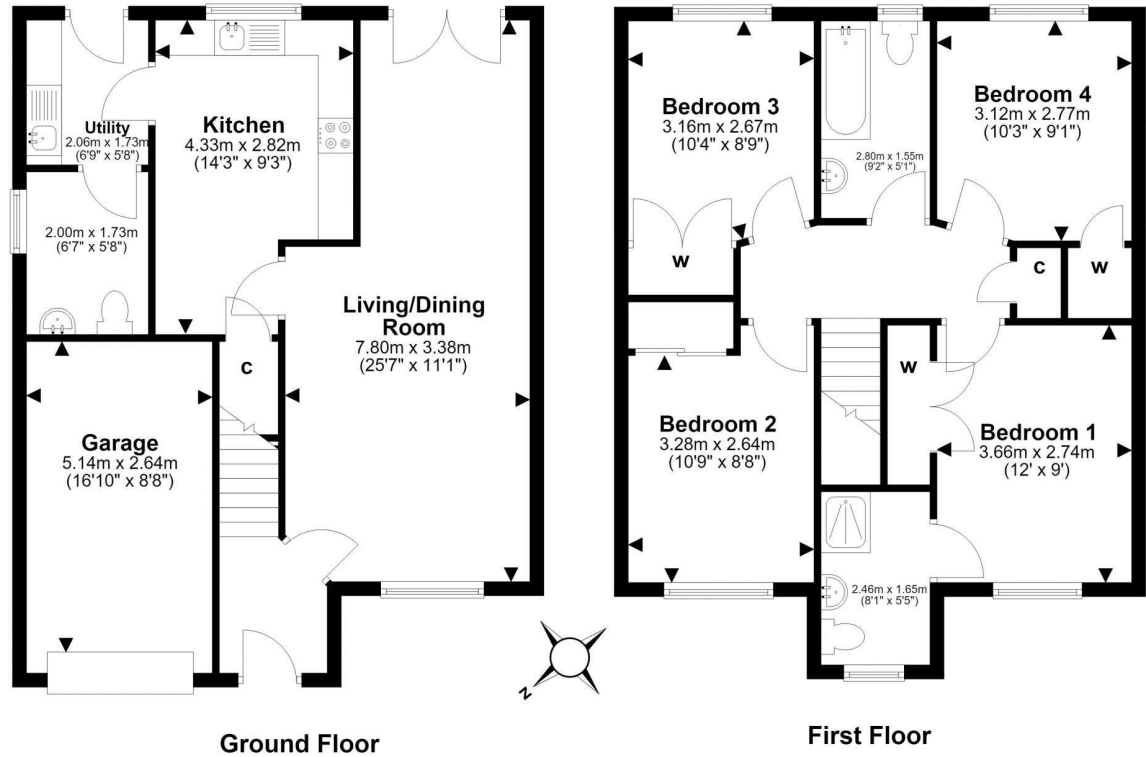
Extras: All fittings and fixtures will be included in the sale, with the exception of the washing machine, tumbler dryer, and dishwasher which can be included under separate negotiation.



The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The A1, city bypass and main motorway networks are also within easy reach.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.