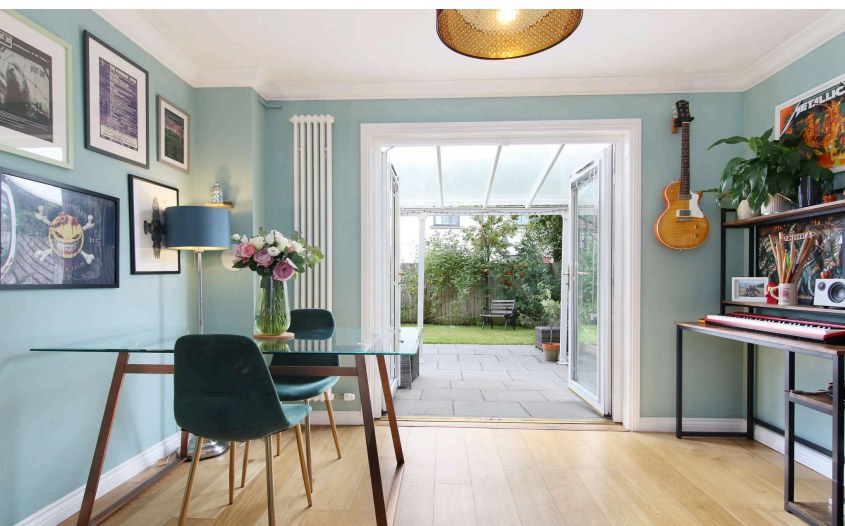


COULTERS[©]

10 LAWSON WAY

TRANENT, EAST LoTHIAN, EH33 2QJ

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set within a popular residential development in Tranent, 10 Lawson Way is an impressive and versatile five bedroom family home, offering spacious accommodation arranged over two floors. The property is particularly well suited to modern family living and benefits from level access throughout the ground floor, including direct access to the rear garden. Further features include a well-maintained front and rear garden, generous driveway parking and an enclosed covered and heated patio, providing an excellent space for outdoor enjoyment throughout the year.

The welcoming accommodation comprises a spacious living room with an open flow through to the dining room, with French doors providing direct access to the rear garden. The large dining kitchen forms the heart of the home, offering ample fitted storage and workspace, with a useful adjoining utility room providing additional practicality.

Also on the ground floor is a versatile fifth bedroom, created from the former garage, together with a contemporary wet room. This flexible space would be ideal for a range of uses, including accommodation for a family member or guest, home working or those requiring accessible ground floor facilities.

KEY FEATURES



Well presented detached family home



Private rear garden with covered patio area



Peacefully located close to local amenities



EPC Rating - C



Five bedrooms, two with ensuite



Driveway parking to the front



Well proportioned, versatile accommodation



Council Tax Band - F



Upstairs, there are four generous double bedrooms. The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom.

The enclosed rear garden provides a particularly appealing outdoor space, with a covered and heated patio creating a sheltered area for relaxing or entertaining whatever the weather. A large garden shed provides useful additional storage, while the generous driveway offers ample off-street parking.

The property further benefits from gas central heating and double glazing throughout.





THE LOCAL AREA

Approximately ten miles east of Edinburgh, Tranent is a bustling East Lothian town with a welcoming community. Its wonderful location means that outdoor recreational opportunities are exceptional including countryside walks and cycles, golf at some of the most renowned courses, and days spent on breathtaking beaches including those at nearby Longniddry and Gullane. Indoor recreation is well provided at the Mercat Gait Centre in nearby Prestonpans, housing a 25m swimming pool, health suite, state-of-the-art gym and fitness classes and Meadowmill Sports Centre has a gym and outdoor sports pitches.

The thriving high street, a short walk from the property, features an array of retailers perfect for daily shopping needs and there is a large Aldi and Asda along with restaurants and pubs. Fort Kinnaird Retail Park only a short drive away a good range of high street stores, and casual dining choices such as Five Guys.

The nearest train station is Prestonpans which offers regular services between Edinburgh and North Berwick and there is easy access to Edinburgh by car via the A1 and City Bypass.

EXTRAS

All fitted flooring, light fittings, curtains, blinds, all kitchen appliances and the bespoke patio furniture are included in the sale price.

The development is factored by Greenbelt, annual factoring fees are approximately £325.

HOME REPORT VALUATION: £385,000





Ground Floor
Approx. 82.2 sq. metres (884.9 sq. feet)

Total Area: approx. 149.9 sq. metres (1613.4 sq. feet)



First Floor
Approx. 67.7 sq. metres (728.5 sq. feet)

GET IN TOUCH



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.