



18 Mains Gardens

TRANENT, EH33 1FB

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Lying in a sought-after residential Tranent development, this impressive three-bedroom detached modern home enjoys a generous end of cul-de-sac position complemented by off-street parking, gardens, and appealing interiors .

A neat lawn flanking a pathway leads to the front door and into a welcoming hallway. To your right lies a dual aspect living and dining room. With south-east-facing bay windows to the front and French doors opening to the rear garden this is a light and airy space ideal for entertaining and relaxing. Adorned with wood-inspired flooring and a serene colour palette it also features a living flame fireplace.

Returning to the hallway and the well-appointed kitchen with garden access boasts white wall and floor units, illuminated worktops and an integrated oven, gas hob and extractor hood. A guest WC completes the ground floor.

On the first floor is a bright south-east-facing principal double bedroom with built-in wardrobes and a sleek contemporary en-suite shower room. Two additional bedrooms share access to a stylish bathroom mirroring the style of the en-suite.



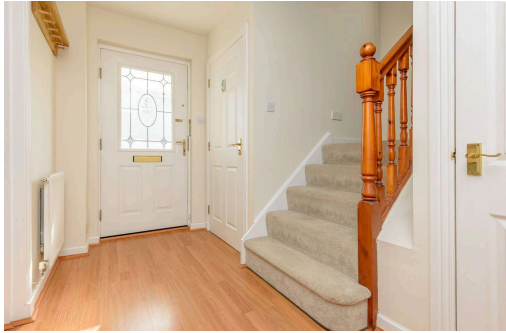


Externally, the rear and side garden features a manicured lawn with a covered paved area, perfect for days spent with friends and family. A detached garage and gated car port provide excellent off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, bay window curtains, integrated oven, gas hob and extractor hood, and free-standing fridge, slim dishwasher and washing machine will be included in the sale.





PROPERTY FEATURES

- ❑ Three-bedroom detached modern home
- ❑ Dual-aspect living and dining room
- ❑ Well-appointed kitchen with garden access
- ❑ Three bedrooms, one with en-suite
- ❑ Family bathroom and guest WC
- ❑ Detached garage and gated car port
- ❑ Enclosed gardens
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - E
- ❑ Tenure - Freehold

TRANENT

Lying ten miles from Edinburgh city centre, Tranent is a bustling and popular East Lothian town.

For recreational opportunities residents have easy access to the beautiful countryside and coast of East Lothian along with a variety of renowned golf courses such as those at Gullane, Archerfield and North Berwick. There is a leisure centre within the town that houses a swimming pool, gym, racket sports, and fitness classes.

Tranent has an array of shops to meet daily needs along with restaurants and bars and there are further amenities in Musselburgh and at nearby Fort Kinnaird Retail Park which also houses a multiplex cinema.

There is both primary and secondary schooling within the town including Ross High School.

Train links to Edinburgh are available at Prestonpans, Wallyford, and Musselburgh, and there is an efficient bus service. It is minutes from the A1.





Mains Gardens, Tranent, East Lothian, EH33 1FB



Approx. Gross Internal Area
926 Sq Ft - 86.03 Sq M
Garage
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

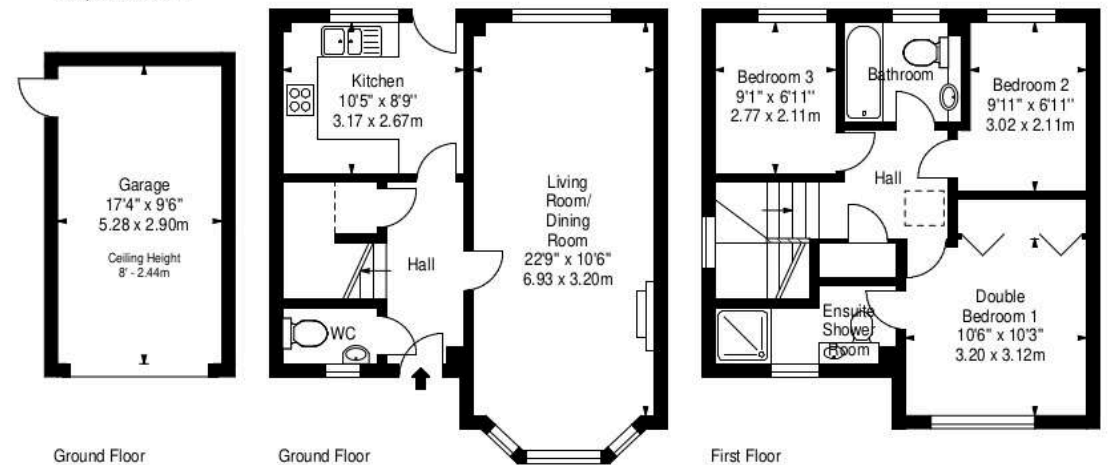
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Let's Talk

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property@parissteele.com



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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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