

24 Pearlstane Gardens, Tranent, EH33 2FL



Description

The Belmont affords the space and luxury you dream of from a three bedroom home. An integrated garage and driveway offer kerb appeal and storage. The lounge has large windows giving a light and bright feel. The kitchen dining area has plenty of room for a nice big table looking out onto the garden. There's also a pantry cupboard and utility area, through which you can access the W.C. Upstairs you have three spacious bedrooms all with dedicated storage space, and bedroom one even includes an en-suite. The family bathroom completes this floor.

Features

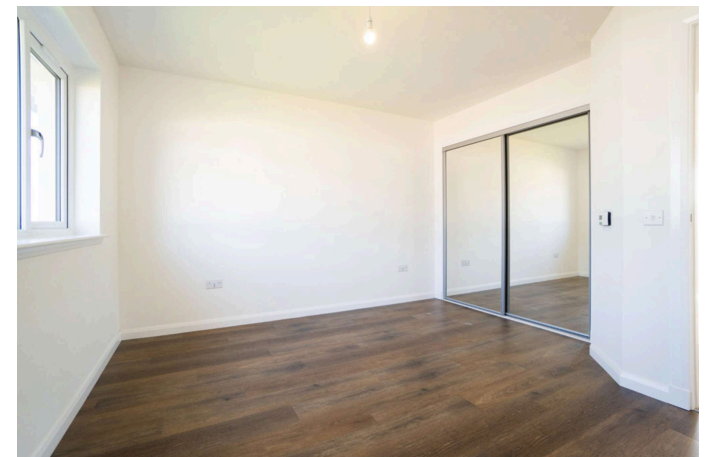
- LBTT Fully Paid - A saving of £7,300
- Integrated kitchen appliances included
- Downstairs W.C
- Utility room off the kitchen
- Turfed back garden with 1.8m privacy fence
- En-suite in bedroom 1
- Fitted wardrobe in all three bedrooms
- Integrated garage
- Modern air source heating system

*The images shown illustrate the general layout of this home only. For specific finishes on your chosen plot, please speak to the Walker sales consultant.

EPC Rating: B

Price and Viewing

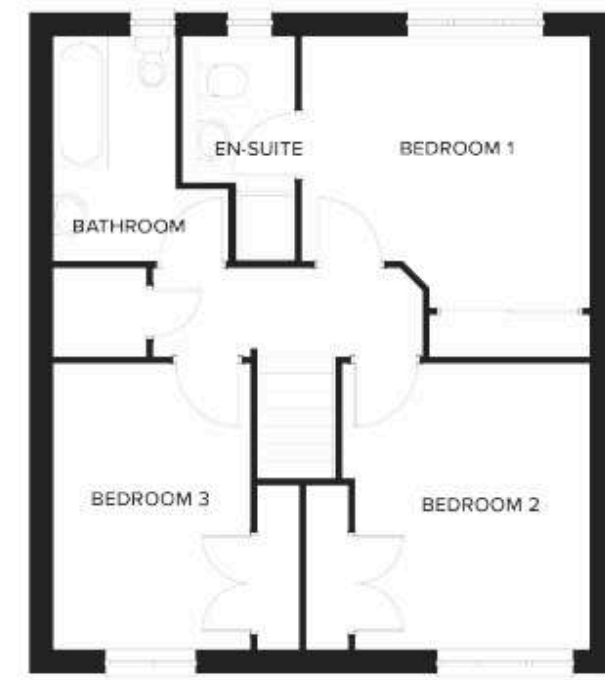
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

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 boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. 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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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