

35 Pearlstane Gardens, Tranent, EH33 2FL



Description

Welcome to The Oakleigh - a stunning 5-bedroom detached home with an integrated double garage, now available as a new build for sale. This impressive home boasts a high-quality finish, featuring a white render and a charming stone finish, complete with a canopy roof over the front door and garages, giving it a classic and elegant appearance from the outside. Inside, highlights include an expansive open plan kitchen and dining area, as well as a main bedroom with en-suite and walk in wardrobe, while bedrooms 2 and 3 are serviced by a Jack and Jill en-suite. You'll find all the hallmarks of a beautiful and practical family home as you make your way through the Oakleigh.

Features

- £20,000 LBTT Contribution
- Integrated Double garage
- Huge kitchen dining area
- French doors to turfed rear garden
- Large lounge
- Downstairs W.C
- Five spacious bedrooms
- En-suite and walk in wardrobe to bedroom 1
- Jack and Jill en-suite to bedrooms 2 & 3
- Fitted wardrobes in all bedrooms

*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

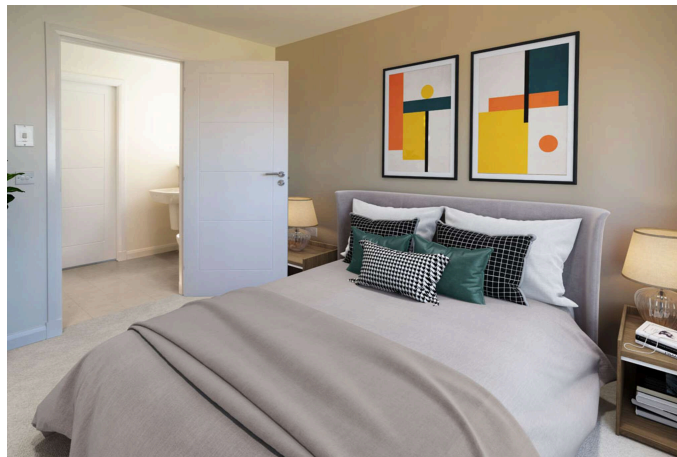
Price and Viewing

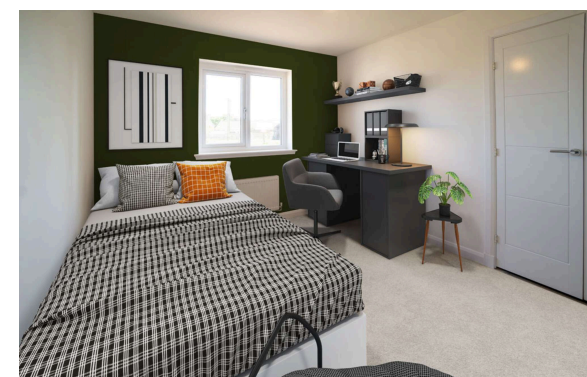
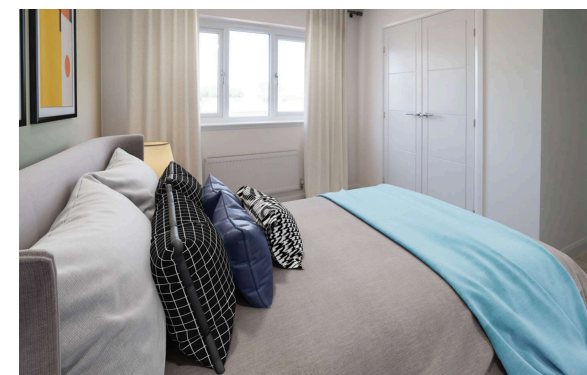
For price and viewing information or further details on this property please contact us on 0131 557 3188.



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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