

33 Pearlstane Gardens, Tranent, EH33 2FL



Description

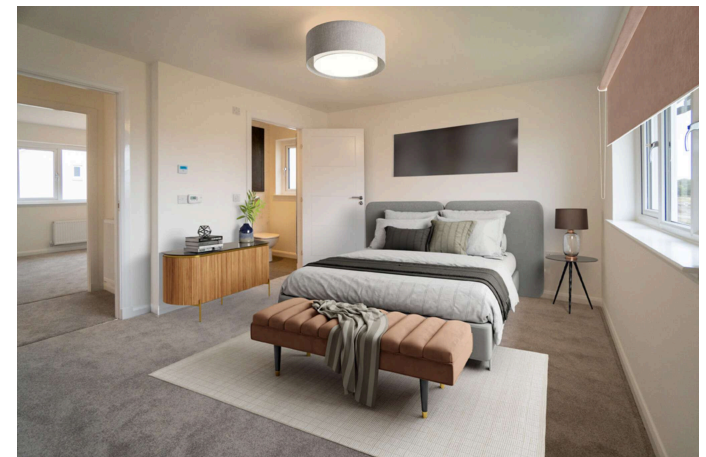
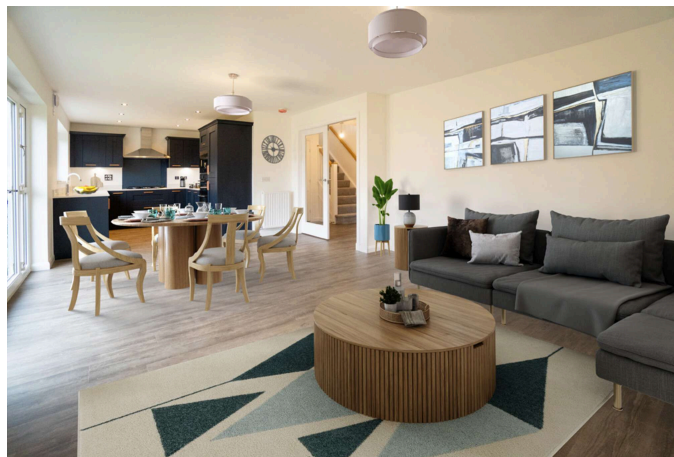
The Gladstone, a stunning 4-bedroom detached home with a double integrated garage. This new build home has been thoughtfully designed and constructed with the highest quality materials, ensuring a beautiful and comfortable living space for you and your family. Let's start with an overview of the impressive features of The Gladstone. The exterior boasts an eye-catching design, incorporating a feature stone finish that adds a touch of elegance to the home. But it's not just about looks—this house is built to be energy efficient and environmentally friendly. With underfloor, wall, and roof space insulation, you can expect to enjoy a cosy and warm home all year round.

Features

- Flooring Included Plus £5000 towards LBTT
- Large kitchen, dining and family area
- French doors to turfed rear garden
- Integrated kitchen appliances
- Utility room
- Spacious lounge
- Downstairs W.C
- En-suite off master bedroom
- Spacious bedrooms with great storage
- Double garage

*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

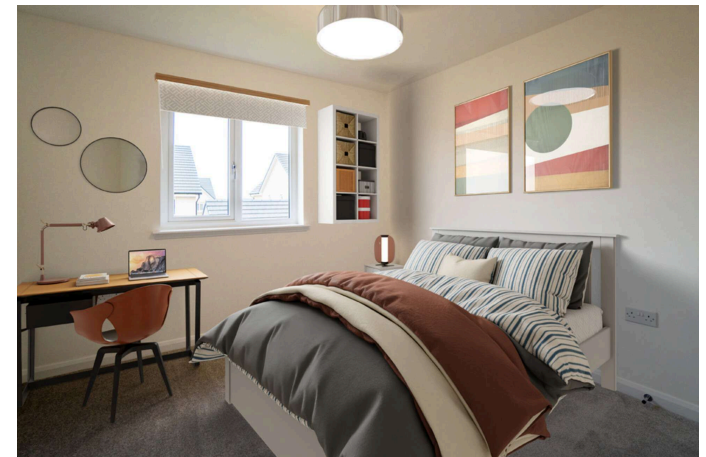
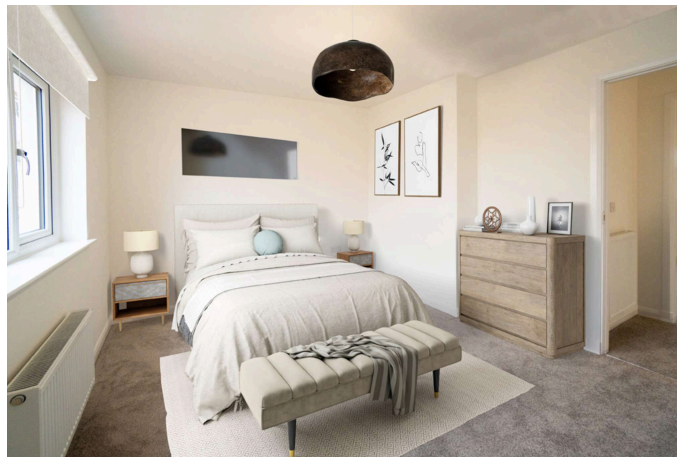


Location

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.

Price and Viewing

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





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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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