

9 Pearlstane Crescent, Tranent, EH33 2FN



Description

A large and spacious five-bedroom home with detached garage, the Longstone offers flexibility and style. The large entrance hallway has lots of space and storage, ideal for coats and shoes. At the front of the home there is a room ideal for a home office or hobby space. At the other side of the hall there is a good sized lounge, ideal for family evening in front of the T.V. At the back of the home there is an extensive open plan living, dining and kitchen area flooded with light from large windows and patio doors. This space is ideal for cosy family dinners or entertaining friends and family. There is access to a large cupboard just off the kitchen which could be ideal as a pantry. The utility room also has access to the back garden and also has even more storage. Upstairs there is a family bathroom with a separate shower cubicle. Each of the five bedrooms has built in wardrobes. Two of the bedrooms also have fully fitted en-suites with showers. Bedroom 1 has extra deep wardrobes giving it a real feel of luxury. From the hallway there is also access to additional storage.

Features

- £25,000 Contribution Towards LBTT
- Flooring Included Throughout
- Massive square footage - 2129 sq.ft.
- Integrated appliances included & utility room off kitchen
- Large lounge
- Downstairs study
- Two en-suite bedrooms
- Walk in wardrobe in bedroom 1
- Fitted wardrobe in every other bedroom
- Detached 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

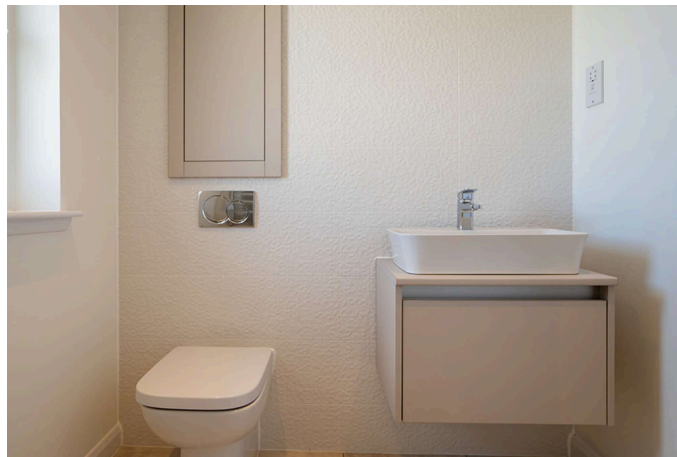


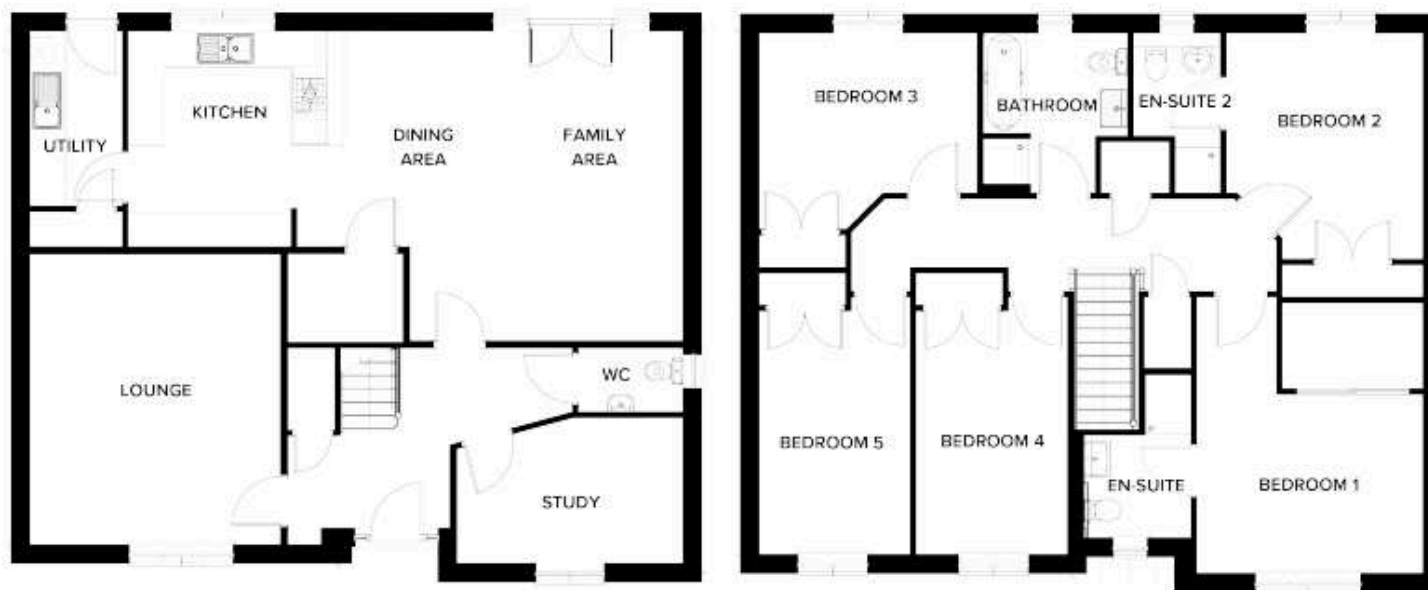
Location

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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