

18 Pearlstane Crescent, Tranent, EH33 2FN



Description

The Dennington excels as a spacious family home. The lounge provides a bright and open space to unwind, with room for large sofas to accommodate family and guests. The open plan kitchen dining area is another fantastic space, with patio doors out to the garden, providing great views all year long. Completing the ground floor is a utility room and W.C. The highlights just keep coming as you move upstairs. The master bedroom is a great size and has an impressive walk-in wardrobe and en-suite with shower. All bedrooms benefit from great storage, and there is a family bathroom complete with separate shower cubicle and bath.

Features

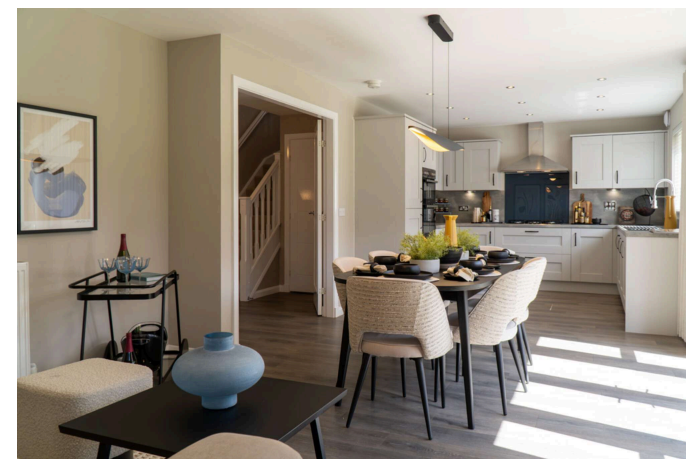
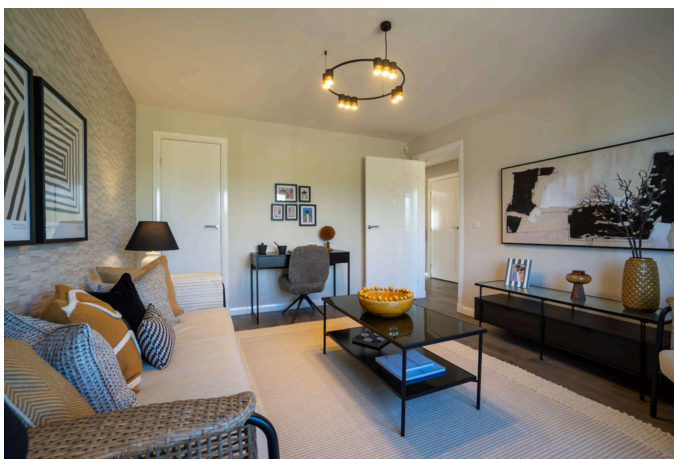
- Flooring Included plus a £5000 LBTT contribution
- Detached double garage
- Open plan kitchen/dining with integrated kitchen appliances
- Flexible layout with 2 reception rooms to suit your needs
- Utility room
- French doors to turfed rear garden
- Downstairs WC
- En-suite and walk in wardrobe in bedroom 1
- Spacious bedrooms with integrated storage
- 10 year NHBC warranty

*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

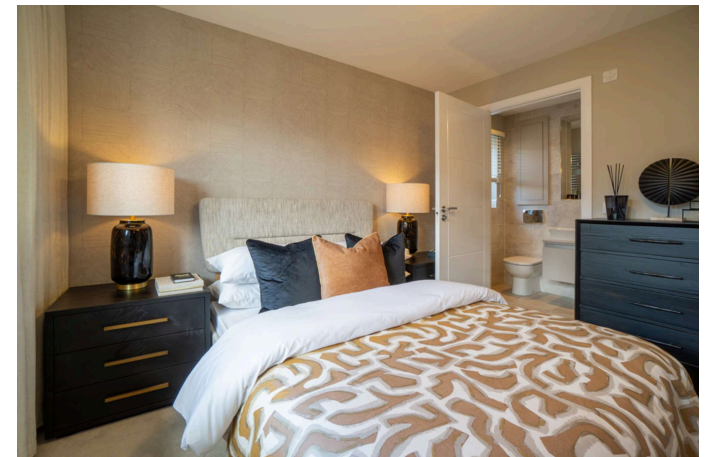
Price and Viewing

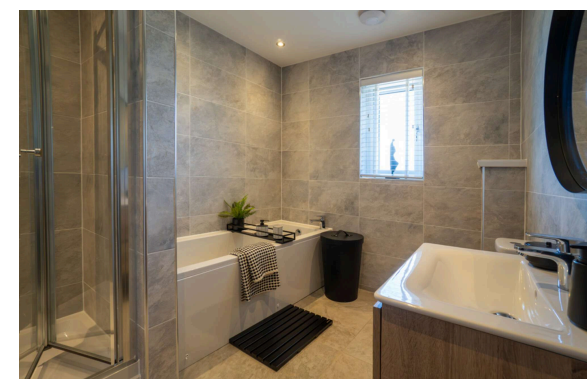
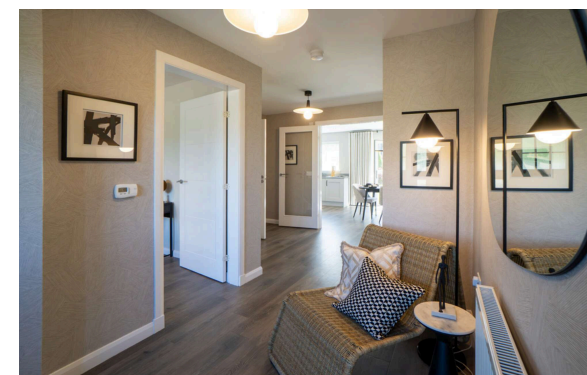
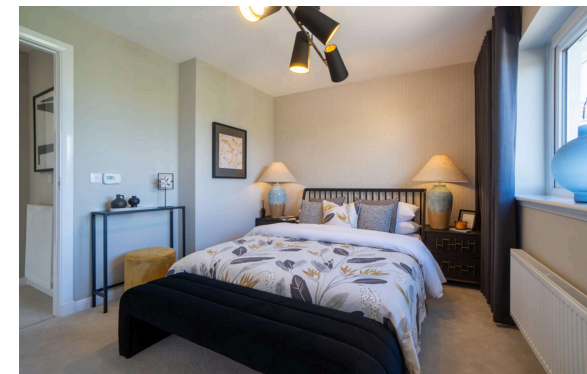
For price and viewing information or further details on this property please contact us on 0131 557 3188.



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.





1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

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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