

50 Gavin's Lee

TRANENT, EAST LoTHIAN, EH33 2AP



well-proportioned four-bedroom detached house that boasts a west-facing rear garden is well situated in a sought-after modern development



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THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser is delighted to present this well-proportioned four-bedroom detached house that boasts a west-facing rear garden. The is well situated in a sought-after modern development and is presented to the market in good condition and chain-free. Accommodation includes two public rooms, a generous kitchen, a utility room, a ground floor WC, a master bedroom with en-suite, three further double bedrooms, and a family bathroom. There is also an integral garage and the property enjoys gas central heating and double glazing.

THE ENTRANCE HALL



Entering the property, a handy vestibule opens into a central hallway which gives access to both public rooms and the the kitchen. The ground floor WC is tucked under the stairs.

THE LIVING ROOM & DINING ROOM



The main living room is to your left as you enter and enjoys excellent proportions and ample natural light. There is plenty of space for a variety of different furniture arrangements which will give a new owner tremendous flexibility to create their ideal entertaining space. The dining room is directly behind the living room and overlooks the west-facing rear garden. This will make it perfect for evening entertaining and there is plenty of space for a dining table and a full array of supporting furniture.



The kitchen includes an excellent range of contemporary base and wall-mounted units that offer plenty of prep and storage space for the aspiring chef. The fridge freezer, dishwasher, gas hob, and double oven are all integrated. Laundry facilities and further storage are available in the attached utility room. The kitchen has space for a breakfast table adjacent to the French doors which open directly onto a substantial timber deck.

THE KITCHEN





Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft space for additional storage. Bedroom one is the obvious master bedroom and has plenty of space for a full suite of bedroom furniture alongside a large integrated wardrobe. This bedroom also has access to an en-suite shower room that has natural light, partial tiling, and a white suite. Bedrooms two, three, and four are all double bedrooms and all enjoy integrated wardrobes. The family bathroom is also partially tiled and boasts a three-piece white suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



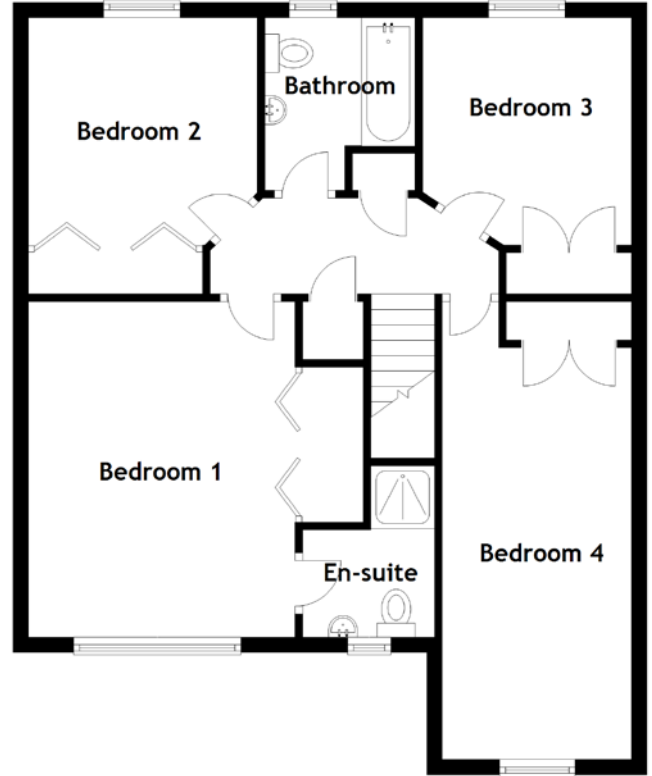
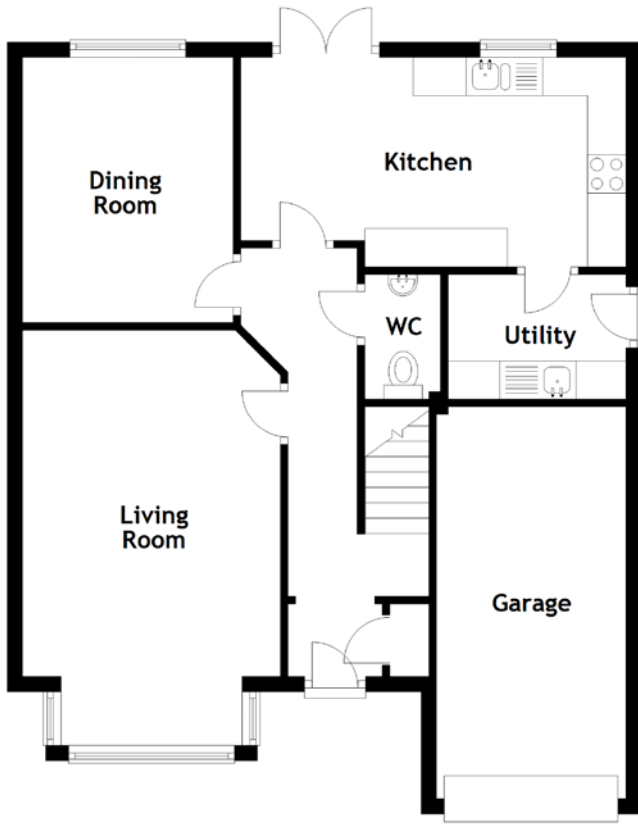
Externally, the property boasts a pretty front garden and a double driveway leading to the garage. The west-facing rear garden is a perfect sun trap and has been extensively landscaped. There are decked and patio areas for entertaining.

Internal viewing is essential to fully appreciate this lovely home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

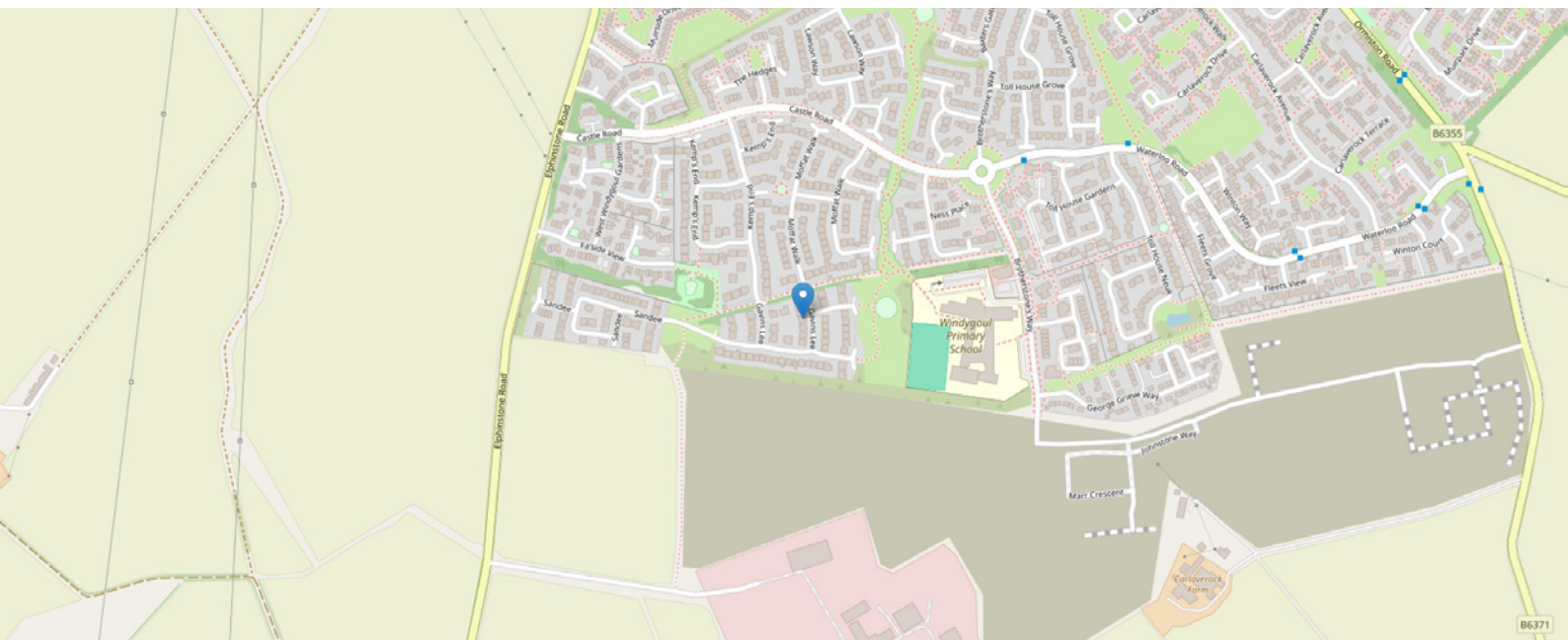


Approximate Dimensions
(Taken from the widest point)

Living Room	5.43m (17'10") x 3.37m (11'1")
Dining Room	3.47m (11'5") x 2.75m (9')
Kitchen	5.03m (16'6") x 2.74m (9')
Utility	2.32m (7'7") x 1.63m (5'4")
WC	1.63m (5'4") x 0.99m (3'3")
Bathroom	2.26m (7'5") x 1.96m (6'5")

Bedroom 1	4.39m (14'5") x 3.48m (11'5")
En-suite	2.24m (7'4") x 1.72m (5'8")
Bedroom 2	2.99m (9'10") x 2.97m (9'9")
Bedroom 3	2.99m (9'10") x 2.73m (8'11")
Bedroom 4	5.96m (19'7") x 2.51m (8'3")
Garage	5.13m (16'10") x 2.47m (8'1")

Gross internal floor area (m²): 124m²
EPC Rating: C



THE LOCATION

Tranent is a historic town in East Lothian, located just off the A1, and offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings.





The vibrant centre has supermarkets including an ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high street names, restaurants, and a multi-screen cinema. Set amid rolling countryside, Tranent is well-placed for access to the East Lothian coastline and many superb beaches. Commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There are also regular bus services available from the High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans.



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