



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**17 Sandee**  
TRANENT, EAST LOTHIAN, EH33 2DT



# 17 Sandee

TRANENT, EAST LoTHIAN, EH33 2DT

An excellent opportunity has arisen to acquire this impressive five bedroom detached villa. Making for an ideal family home, this villa is well located within the East Lothian town of Tranent. It is within walking distance to local schools, shops and bus stops whilst Tranent offers only a short commute into Edinburgh.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: Entrance hallway, meter cupboard, internal access into the double garage, large two-piece WC (which also provides the option of introducing a shower cubicle or being converted into a wet room if required) as well as a bright and spacious lounge with under stair storage cupboard.

The kitchen benefits from integrated five-ring gas hob, extractor hood, double oven/grill, fridge, freezer and under-unit lighting. The utility room provides further cupboards for storage, space for two appliances and access to the rear garden. The family room offers a versatile space for eating, socialising or playing whilst also providing access to the rear garden via a set of french doors.

Finally, the double bedroom offers optional use as a dining room.



Lounge

Hallway





Kitchen



Family Room



Bedroom 5



Utility



WC



Bedroom 1 & En-suite



Bedroom 2



Bedroom 4

First Floor: The long upper landing provides access to the hot water tank cupboard, spacious master bedroom which also features built-in wardrobes and a three-piece en-suite shower room with double sized shower cubicle, mirrored medicine cabinet and extractor fan.

Additionally, there are three further double bedrooms with built-in wardrobes. Finally, the large four-piece family bathroom features a double sized shower cubicle, separate bathtub with hand-held shower, mirrored medicine cabinet and extractor fan.

Attic: Accessed via the upper landing, this area has been professionally floored in order to provide more than adequate additional storage space.

The private garden grounds to the front, side and rear of the property include a patio area, purpose built wet room/solarium (with bi-folding doors and windows and hosts a high specification, 5 person hot tub and electric shower) and a large workshop/shed provides optional use as a games room or home office.

The large driveway has space to accommodate up

to seven cars, while the double garage (complete with remote controlled, electrically operated doors) has space for a further two. Visitors can also make use of the more than adequate on-street parking.

Finally, this property also benefits from highly efficient gas central heating and hot water, full uPVC windows with double glazing, 4kW solar PV array and monitored intruder alarm. The solar panels more than cover the electrical running costs of the property while any unused electricity generated is either diverted to generate hot water (further reducing gas consumption/bills) or is sold back to the grid.



Bedroom 3



Bathroom





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bathroom	3.16m (10'4") x 2.29m (7'6")
Lounge	4.77m (15'8") x 3.58m (11'9")	WC	2.00m (6'7") x 1.73m (5'8")
Kitchen/Family Room	7.25m (23'10") x 3.79m (12'5")	Garage	4.97m (16'4") x 4.92m (16'2")
Utility	1.82m (6') x 1.60m (5'3")	Gross internal floor area (m²): TBCm²   EPC Rating: TBC	
Bedroom 1	3.71m (12'2") x 3.47m (11'5")	Extras (Included in the sale): 5 person hot tub and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.	
En-suite	2.26m (7'5") x 1.47m (4'10")		
Bedroom 2	3.45m (11'4") x 3.17m (10'5")		
Bedroom 3	3.47m (11'5") x 2.96m (9'9")		
Bedroom 4	3.47m (11'5") x 2.73m (8'11")		
Bedroom 5	3.57m (11'8") x 2.90m (9'6")		





# Tranent

EAST LoTHIAN, EH33 2DT

Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.

The town has a well-established high street with a choice of banks, Post Office, ample shops and amenities including a grocery store and an American style ice cream parlour. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores.

Tranent's popularity with commuters is in part due to excellent bus services operating to and from the city centre and many surrounding areas along with a network of roads leading to the city centre which is approximately ten miles away.

Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are several leisure facilities including a swimming pool.

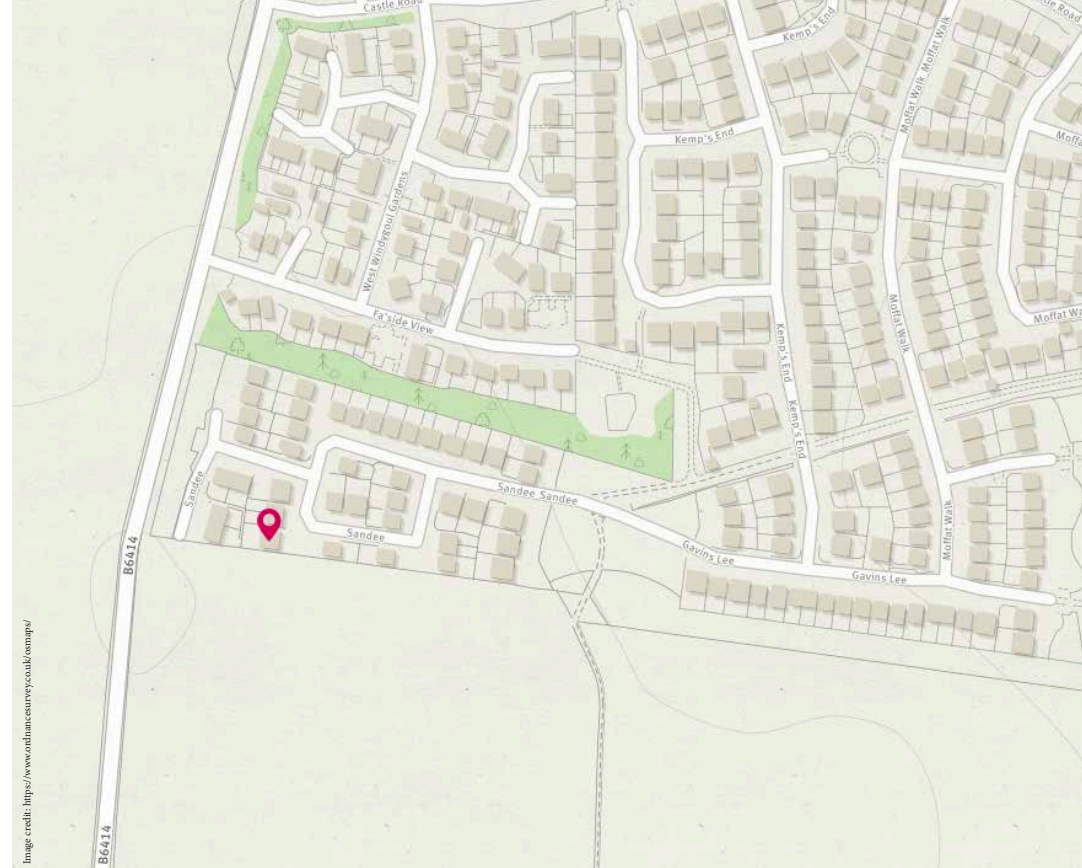
Within a short walk from the property itself is Windygoul Primary School as well as several bus links, cementing this developments popularity with families







Image credit: <https://www.onthefinancesurveys.co.uk/surveys/>



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