



GARDEN STIRLING BURNET

11 FLEETS GROVE

TRANENT, EAST LoTHIAN, EH33 2QB





This detached house is set within a cul-de-sac in an established residential area of Tranent. It offers spacious and flexible accommodation including four/three bedrooms, two/three reception rooms, a kitchen with a utility room, a shower room (plus a separate WC), as well as front, side, and rear gardens, a single garage, and a driveway.

The front door to the side of the property opens into a hallway with storage and a WC. Leading off the hall and spanning the depth of the property is a living and dining room, offering a flowing layout that is perfect for everyday family life and entertaining alike. The living area to the front has a homely fireplace around which furniture can be arranged, whilst the dining room to the rear features a sliding patio door opening onto the garden. The neighbouring kitchen is fitted with classically styled cabinets, spacious worktops, and splashback tiling, whilst an oven, hob, and extractor fan are integrated and an adjoining utility room offers additional cabinetry and space for freestanding appliances. The kitchen is also connected to a conservatory which opens onto the garden beyond. A versatile room that is currently being used as a sitting room completes the ground floor, with potential to be used as a fourth bedroom.

FEATURES

- Detached house in Tranent
- Quiet cul-de-sac setting
- Entrance hall with storage and WC
- Generous, dual-aspect living/dining room
- Kitchen with a good-sized utility room
- Versatile conservatory
- Sitting room/bedroom 4
- Three further bedrooms with storage
- Bright shower room
- Front, side, and rear gardens
- Detached single garage and private driveway
- Gas central heating and double glazing





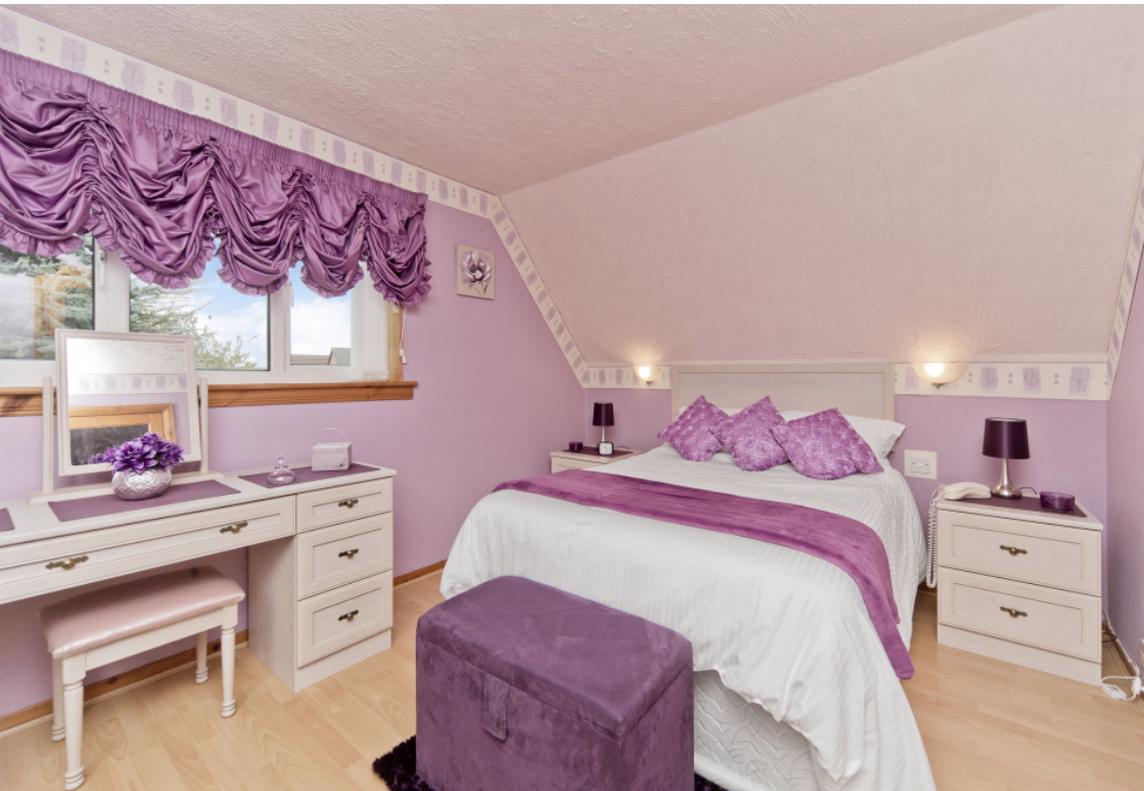
The remaining three bedrooms can be found on the first floor, approached via a landing with built-in storage. All three sleeping areas are accompanied by excellent built-in storage. Finally, a shower room comprises a corner shower enclosure, a WC-suite set into storage, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is enveloped by front, side, and rear gardens, predominantly paved and gravelled for easy upkeep, with the rear garden also featuring an artificial lawn. Private parking is provided by a detached single garage and a driveway.

Extras: all window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Furniture can be included in the sale.







TRANENT

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, 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 Queen Margaret University and Edinburgh's many options.



SCAN HERE
To learn more about Tranent





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

