NEILSONS

Solicitors & Estate Agents

Fixed Price

£300,000

34 George Grieve Way

Tranent | East Lothian | EH33 2QT

Impressive and generously proportioned five-bedroom detached villa quietly positioned within a modern residential development in the popular East Lothian town of Tranent. Ideally located close to fantastic local amenities, schooling and convenient commuting links, the property offers spacious and flexible accommodation together with a lovely south-facing rear garden, single garage and allocated parking. An ideal family home with excellent versatility for modern family living.

- 5 bedrooms
- 1 public room
- 2 bathrooms + WC
- Private garden
- Garage & parking space
- EPC Band - B
- Council Tax Band - F

Description

A welcoming entrance hallway provides access to the accommodation and benefits from a handy storage cupboard. The bright and spacious lounge/diner enjoys a pleasant dual-aspect outlook and provides an excellent setting for both everyday living and entertaining. A log burner creates an attractive focal point, while French doors provide direct access to the rear garden. The smart and well-appointed kitchen is fitted with a range of integrated and freestanding appliances and benefits from under-unit lighting, a good amount of cupboard and worktop space and French doors leading directly to the garden. Bedroom five is located on the ground floor and is a large single room currently utilised as a study. Offering great flexibility, it could also be used as a child's bedroom, guest room or additional reception space if preferred. A useful two-piece WC is partially tiled and benefits from a heated towel rail.

Upstairs, the landing provides access to all remaining bedrooms, the family bathroom and attic. The attic is partially floored and accessed via a drop-down ladder, providing useful additional storage. The generous principal double bedroom benefits from a pleasant outlook and features a useful single cupboard. The en-suite shower room is partially tiled and fitted with a single shower cubicle and heated towel rail. Bedrooms two and three are both comfortable double rooms, each benefiting from integrated storage provisions and ample space for a range of freestanding furniture. Bedroom four is a large single room with a freestanding wardrobe which will remain. Like bedroom five, this versatile room offers superb flexibility and could be used as a home office, dressing room, or nursery. The stylish family bathroom is fitted with a contemporary suite incorporating a shower over the bath and benefits from a partially panelled surround and heated towel rail.

Further benefits include gas central heating and double glazing.

Factors fee are payable at approximately £28 per month.

Gardens & Parking

Externally, the property benefits from a lovely private south-facing rear garden, thoughtfully designed with artificial turf, raised beds, decking and a pergola. A summerhouse and wood store provide useful additional storage, while the garden offers space for outdoor relaxation and entertaining. A single garage and one allocated parking space provide off-street parking.

Extras

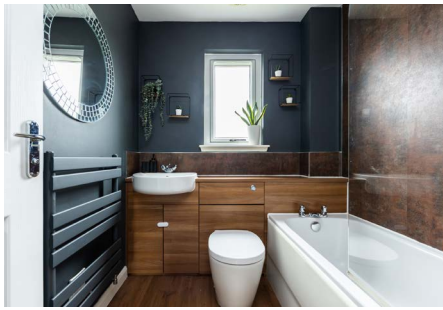
Selected fixtures and fittings, including; integrated electric hob, oven, hood, and fridge-freezer, freestanding washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

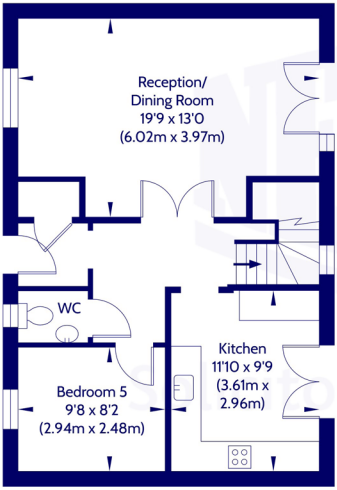
By appointment through Neilsons 0131 625 2222.

Location

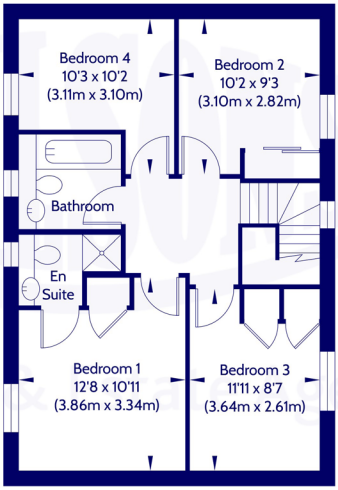
The expanding town of Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks and ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including Mark's and Spencer's. Excellent bus services operate to and from Tranent and fast main roads lead quickly to Edinburgh's City Centre, approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.



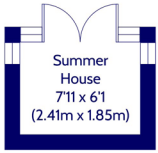
Approx. Gross Internal Floor Area 108 Sq M / 1171 Sq Ft.



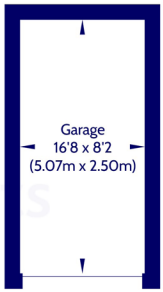
Ground Floor



1st Floor



Ground Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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mail@neilsons.co.uk 0131 625 2222 www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
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