

# 5 Lammermoor Gardens

Tranent, East Lothian, EH33 1NN

VMH ESTATE AGENTS







# Stunning detached bungalow with 4 bedrooms & south-facing garden

- Spacious detached bungalow
- Sitting room with garden access
- Modern kitchen & dining room
- Principal bedroom with en-suite
- 3 further bedrooms
- Modern family bathroom
- Utility with garden access
- South-facing rear garden
- Front garden & large driveway
- Gas central heating & double glazing

Offers Over: **£440,000**

F C Freehold

Further information can be found in the home report.

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# About the Property

A generously proportioned detached bungalow offering flexible, single-level living with 4 bedrooms and 2 bathrooms, situated in a quiet cul-de-sac close to the popular town of Tranent.

This substantial home extends to approximately 141.2 sqm. (1,519 sqft.) and offers well-balanced accommodation, ideal for families or those looking to downsize without compromising on space.

The property is centered around a welcoming entrance hall leading to a bright and spacious sitting room with French doors to a decked platform and the rear garden beyond. The modern kitchen with utility off has been recently refitted and there is a spacious dining area with direct garden access. All 4 bedrooms are well-proportioned with the principal enjoying the convenience of a modern ensuite shower room. A modern family bathroom and an excellent level of storage throughout completes the accommodation.

Externally the property benefits from a beautifully presented south-facing rear garden, fully enclosed with artificial grass and decking areas, to the front there is a lawn garden with a large 3 car driveway.

# Extras

All fitted floor coverings, blinds, curtains, integrated kitchen appliances - microwave, gas hob, oven, extractor, fridge/freezer and dishwasher are included in the sale. Please note - garden shed is available by separate negotiation.



















“Quietly positioned in a convenient location, close to the popular town of Tranent”



## Location

The popular East Lothian town of Tranent has a wide variety of shops and other amenities including a sports centre and swimming pool. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major retail stores. There are excellent primary and secondary schools within the town and there is easy access to Edinburgh City Centre some twenty minutes drive away, the central Scotland motorway network and Edinburgh International Airport. Excellent bus services operate to and from Tranent to Edinburgh's City Centre, rail connections are available at Prestonpans, Wallyford and Musselburgh.

## Management

There is a shared responsibility for maintaining an area of communal garden ground, at an approximate annual cost of £131 per property.

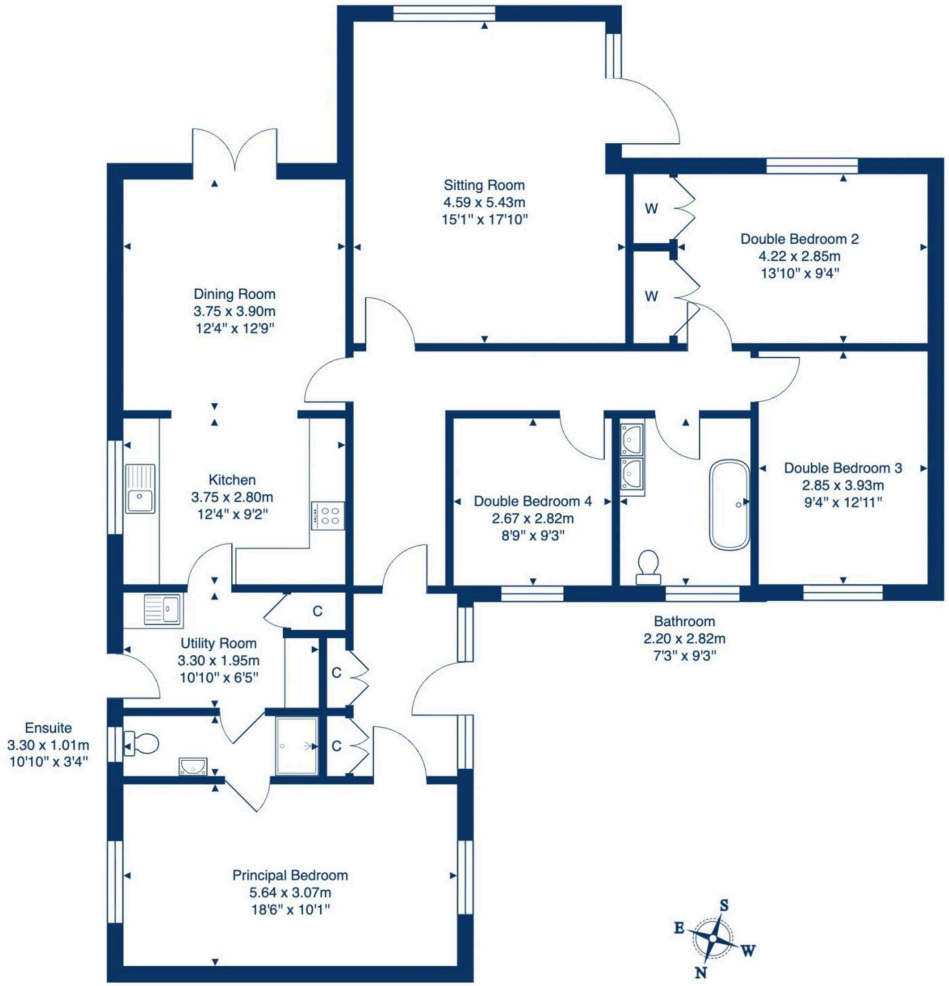






# Floor Plan

**5 Lammermoor Gardens, Tranent, EH33 1NN**




Total Area: 141.2 m² ... 1519 ft²

All measurements are approximate and for display purposes only.

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