



**RE/MAX** PROPERTY



*46 George Grieve Way, Tranent, East Lothian, EH33 2QT*

- Sublime Detached Villa
- Fabulous & Private Plot
  - Large Lounge
- Gorgeous Kitchen/Diner
  - 3 Double Bedrooms
  - 3 Bathrooms
  - Spacious Driveway
- Popular, Well-Connected Development

**\*\*EXQUISITE 3 BEDROOM DETACHED VILLA WITH LARGE GARDENS\*\***

Niall McCabe and RE/MAX Property are thrilled to offer to the market this executive detached home which offers beautiful décor and is situated close to all local amenities. Nestling in the ever desirable and well-established George Grieve Way, this spacious three-bedroom, three-bathroom, one reception, detached house has been beautifully styled and presented. A sun-drenched rear garden, beautiful decor, local amenities and a conveniently central location, have combined to make this home a hard act to follow. The home has been styled to an exacting finish throughout and would be perfect for all ages and stages alike.

Tranent is surrounded by open countryside and close to award-winning beaches and golf courses, It offers a terrific environment for families and is equally appealing to commuting professionals, seeking excellent connectivity to Edinburgh and beyond. There are a variety of amenities available locally including cafes, restaurants and big name supermarkets a short drive away. There is also schooling available locally at all levels with the local primary school being only a short walk away.

**The home report can be downloaded from our website.**

**Tenure: Freehold**

**Council Tax Band: E**

**Factor Fee: No - Greenbelt**



### Entrance Hallway

13' 7" x 4' 6" (4.14m x 1.37m)

Enter via gorgeous grey door which leads into the welcoming hallway that gives access to the lounge, kitchen/diner, and cloakroom with stairs rising to the upper level. There is also spot lighting and ceramic tiled flooring.

### Lounge

15' 11" x 9' 4" (4.84m x 2.85m)

Leading off the hallway is a bright, contemporary styled living room, which is enhanced by crisp whites & stunning tiled flooring, the living area offers plenty of room for comfortable seating arrangements and offers an attractive space to relax in. There are also beautiful French Doors spilling out onto the rear garden, which allow ample light to flood the room.

### Kitchen/Diner

17' 10" x 12' 4" (5.43m x 3.77m)

A gorgeous dual aspect space, the contemporary dining kitchen is equipped with a wide range of modern base and wall mounted handleless cabinetry. Which is supplemented by plentiful workspace, contrasting worktop & splashback, integrated appliances, and lovely views onto the gardens. The room further benefits from having a designated dining space.

### W.C

4' 7" x 3' 4" (1.39m x 1.02m)

A lovely & freshly fitted 2-piece suite, comprising of wash hand basin sunk into trendy vanity & W.C. The room boasts gorgeous subway styled wall tiling and contrasting flooring.

### Bedroom 1

13' 5" x 9' 4" (4.09m x 2.85m)

The master bedroom is a beautiful room with a window to the rear of the property and access to the en-suite. Central light fitting, cushion vinyl flooring, fitted wardrobes and a radiator.

### En-Suite

5' 10" x 4' 9" (1.79m x 1.46m)

Comprising of white WC and sink with a corner shower cubicle with power shower. Splash back tiling, central light fitting, chic flooring and radiator.

### Bedroom 2

9' 9" x 9' 4" (2.97m x 2.85m)

A further double room which has been decorated in crisp, modern tones and has a large window overlooking the rear garden. It's a great-sized bedroom with ample space for freestanding furniture.

### Bedroom 3

9' 7" x 8' 2" (2.91m x 2.48m)

Bedroom 3 is a great sized double room which offers sumptuous, vinyl flooring, fresh styling and a large picture window.

### Family Bathroom

8' 2" x 6' 3" (2.48m x 1.90m)

Fabulous and spacious bathroom with an opaque window which floods the room with light. Comprising of white WC, sink and large bathtub with splash back design.

### Exterior

Externally, the property enjoys well-manicured gardens. To the front there is a pretty lawn section, and a driveway. To the rear it has been fenced for optimum privacy, there is a vast lawn & lovely patio sections – ideal for Al Fresco dining!



