

FIXED PRICE £163,000

32 Toll House Gardens Tranent, EH33 2QQ

drummondmilller
Solicitors & Estate Agents



- Modern ground floor flat
- Hall, living room with bay window
- Fitted kitchen
- Two double bedrooms, both with fitted wardrobes
- Modern bathroom
- Communal gardens and residents parking
- Gas central heating and double glazing
- EPC band C, Council tax band C

Description

This is a bright, ground floor flat (58m sq) located on the edge of this popular residential area with a leafy outlook and within walking distance of Windygoul Primary school. In excellent decorative order throughout, it benefits from gas central heating and double glazing. The accommodation comprises hall, front facing livingroom with feature fireplace and bay window with, stylish rear facing modern fitted kitchen, two double bedrooms, both with fitted wardrobes and a bathroom which is part tiled with a modern three piece white suite including a shower and screen over the bath.





Location

The expanding small 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.

Gardens and parking

There are landscaped communal gardens surround the property with unallocated residents parking available to the rear.

Extras

All of the fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, fridge/freezer and automatic washing machine are included in the sale price.

Home Report

The property has been valued at £165,000 and the Home Report is available via the ESPC link.

Factors

Factors are Ross and Liddell, currently £120per month, Greenbelt paid annually, 2025 paid - £295.31.

Viewing

By appointment telephone 0131 665 3131





32 TOLL HOUSE GARDENS TRANENT EH33 2QQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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