



GARDEN STIRLING BURNET

**70 TOLL HOUSE GARDENS**  
TRANENT, EAST LoTHIAN, EH33 2QQ



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COUNCIL  
TAX BAND

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## SUMMARY

This main-door ground-floor apartment is a spacious one-bedroom residence, which is brought to market in true move-in condition, enjoying on-trend decoration throughout. It forms part of a popular modern development that has a desirable setting in the East Lothian town of Tranent. It is close to amenities and transport links; plus, it is just 30 minutes by car from Edinburgh city centre. The home is ideal for first-time buyers, commuters, and downsizers, and anyone seeking proximity to the countryside and coast, whilst being within easy reach of the capital too.

Extras: all fitted floor coverings, window blinds, light fittings, an integrated oven, gas hob and concealed extractor, a freestanding fridge/freezer, and a washing machine to be included in the sale.

## FEATURES

- Modern ground-floor apartment
- In immaculate decorative order
- Part of a sought-after development
- Convenient location in popular Tranent
- Private main-door entrance
- Welcoming entrance vestibule
- Central hall with two built-in cupboards
- Living/dining room with a bay window
- Well-appointed breakfasting kitchen
- Large double bedroom with built-in wardrobe
- Modern bathroom with overhead shower
- Well-maintained communal garden grounds
- Ample residents' parking
- Gas central heating and double glazing





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EH41 3JS

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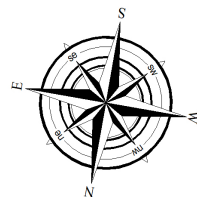
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

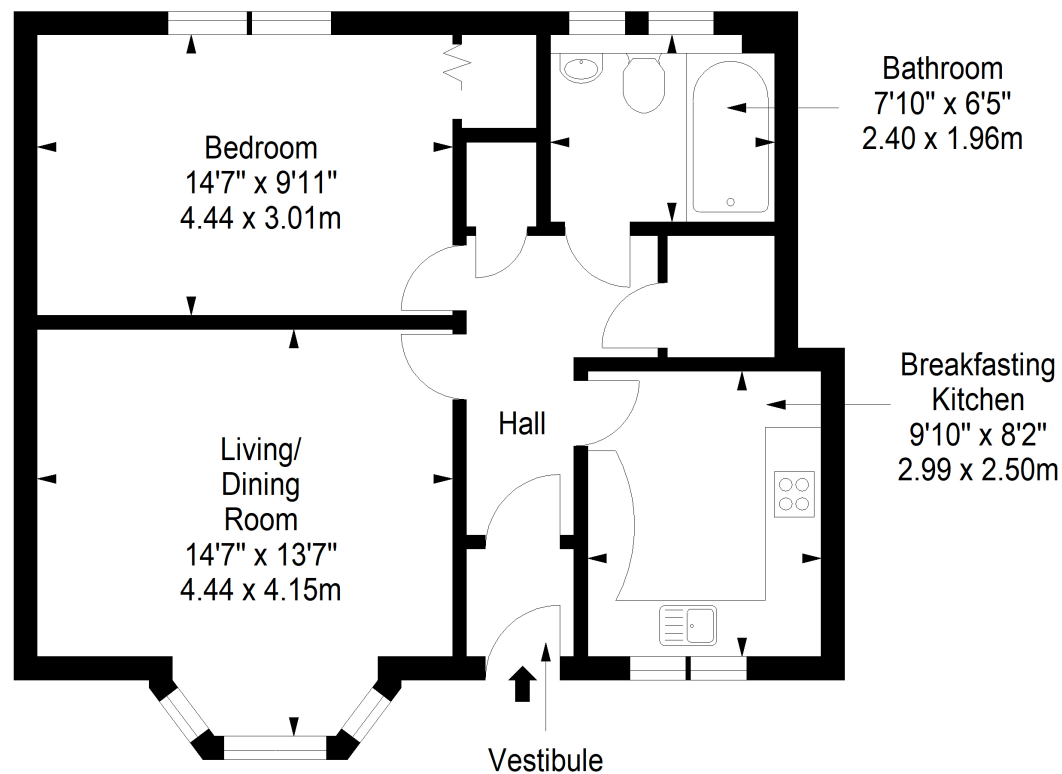
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a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

## FLOORPLAN



### Ground Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



Total area: approx. 54.7 sq. metres (588.8 sq. feet)