



# 36 TOLL HOUSE GARDENS

TRANENT, EH33 2QQ

 **2** |  **1** | EPC RATING **C** | COUNCIL TAX BAND **C**





Offering immaculately presented accommodation with stylish, contemporary interiors, this second/top-floor flat forms part of an established modern development in Tranent and accommodates two double bedrooms, a spacious reception room, a kitchen, and a bathroom. Externally, the development is set within well-maintained shared grounds and offers private residents' parking.

The flat's front door is approached via a secure shared entrance and stairwell and opens into an inviting hallway with two built-in storage cupboards. To the right of the hall lies a living and dining room, with plenty of space for furniture and fronted by a west-facing bay window. The room is well-presented with neutral décor, an attractive accent wall, and grey wood-styled flooring. Across the hall in the kitchen, modern white wall and base cabinets are accompanied by marble-inspired worktops and splashback panels, with integrated appliances comprising an oven, hob, extractor fan, and a dishwasher. A freestanding fridge/freezer and washing machine are also included in the sale.

## FEATURES

- Second-floor flat in Tranent
- Well-presented, modern interiors
- Secure shared entrance and stairwell
- Welcoming hall with built-in storage
- Spacious living/dining room
- Well-appointed kitchen
- Two double bedrooms with built-in wardrobes
- Modern bathroom with shower-over-bath
- Well-maintained shared gardens
- Private residents' parking
- Gas central heating and double glazing







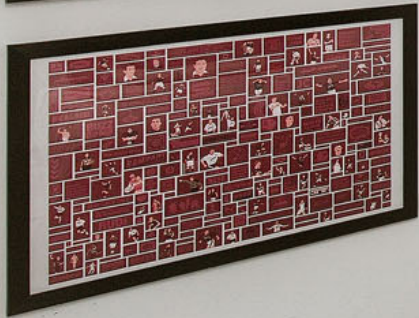
The flat's two double bedrooms continue the attractive presentation of the preceding accommodation with neutral décor and wood-styled flooring, and both are supplemented by built-in wardrobes. Finally, a bright bathroom completes the accommodation on offer, comprising a bath with an overhead shower and a glazed screen, a pedestal basin with vanity storage, a WC, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is surrounded by well-maintained, predominantly lawned shared garden grounds and provides private residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will be included in the sale. Some furniture may be available by separate negotiation.











## TRANENT

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library, and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex, and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



**SCAN HERE**  
To learn more about Tranent









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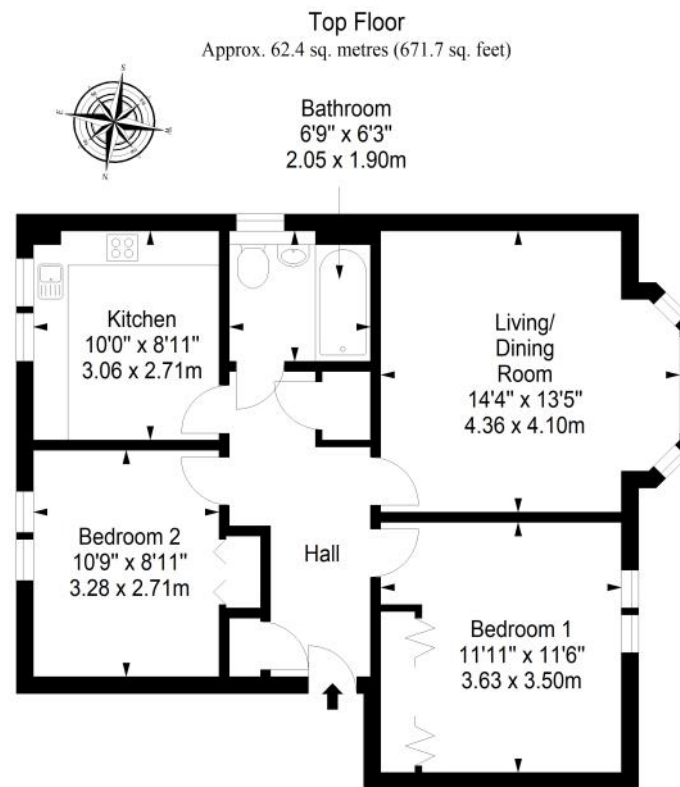


**HOUSE SALES**

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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



**Total area: approx. 62.4 sq. metres (671.7 sq. feet)**