



74 TOLL HOUSE GROVE
TRANENT, EAST LoTHIAN, EH33 2QR



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Welcome to a modern three-bedroom detached house which forms part of a sought-after family-friendly development in popular Tranent. This south-facing home is a beautiful residence that is brought to market in move-in condition, boasting elegant interior design and high-end finishings. It features a premium dining kitchen, as well as two high-spec shower rooms and a WC. It also provides generous private parking and a lovely garden designed for relaxing in the sun.

Inside, an Amtico-floored hall offers a warm welcome, along with the practicality of built-in storage and a WC. To the left is the living room. Here, on-trend neutral styling creates an inviting environment that draws you in. Spacious proportions accommodate comfy furnishings and a south-facing bay window ensures a flood of natural light throughout the entire day. Meanwhile, the dual-aspect dining kitchen is to the rear of the property, sporting an ultra-modern design. It is fitted with handle-less cabinets in white and solid granite worksurfaces for a monochrome-inspired aesthetic that is brightened by colourful splashbacks. Undercabinet lighting and integrated appliances complete the sophisticated look (induction hob, concealed extractor, oven, combi microwave oven, fridge/freezer, wine fridge, and dishwasher). A utility room with Amtico flooring provides a quiet space for laundry.

FEATURES

- A modern detached house in move-in condition
- Forms part of a sought-after development
- Convenient central location in popular Tranent
- Entrance hall with built-in storage and a WC
- Living room with a south-facing bay window
- Ultra-modern, dual-aspect dining kitchen
- Naturally-lit landing with an airing cupboard
- Two double bedrooms with built-in wardrobes
- One versatile bedroom with built-in wardrobe
- Contemporary three-piece en-suite shower room
- High-specification three-piece family shower room
- Multi-car driveway and an integrated garage
- Enclosed, professionally landscaped rear garden
- Gas central heating and double-glazed windows





On the first floor, a naturally-lit landing (with an airing cupboard) leads to the three bedrooms, all of which are supplemented by built-in mirrored wardrobes for added convenience. The principal and second bedrooms are both large doubles, whilst the third bedroom offers the additional versatility to be used creatively, such as an office (if preferred). All three rooms are attractively decorated and laid with plush carpets. The principal bedroom also boasts a contemporary en-suite shower room. The family shower room is of an equally high specification, incorporating a storage-set WC suite (with a granite countertop like the en-suite) and a double walk-in rainfall shower. Gas central heating and double glazing ensure year-round comfort. Outside, the home is nestled behind a manicured front garden and a multi-car driveway, which leads to an integral garage. There is also a professionally landscaped rear garden, which is fully enclosed by a high wall and fence. It features a neat lawn, patio areas, and a decked bay, and is perfect for enjoying time outside in the sun. Extras: all fitted floor and window coverings, select light fittings, and integrated appliances are included.







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





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

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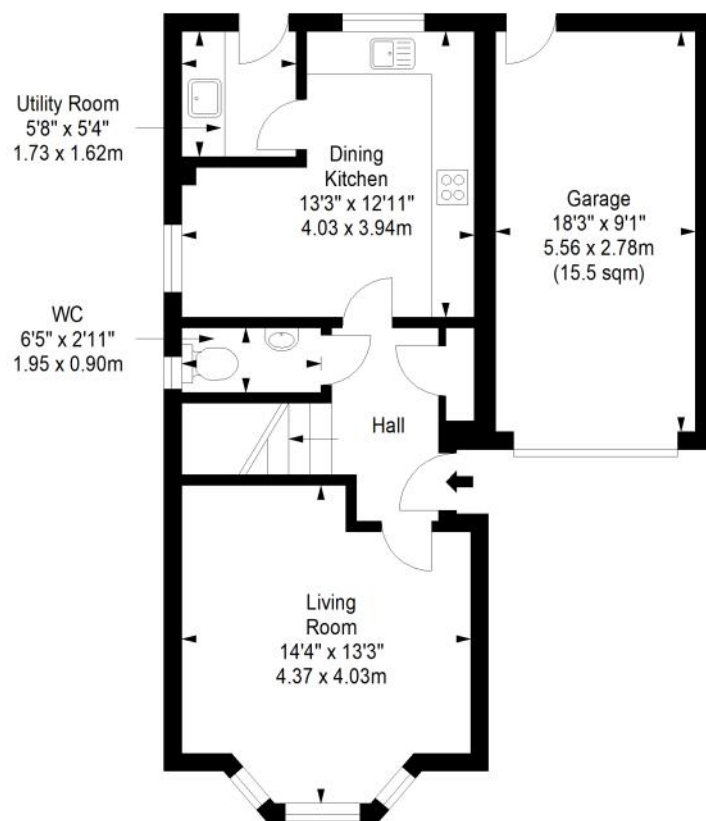
HOUSE SALES

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.

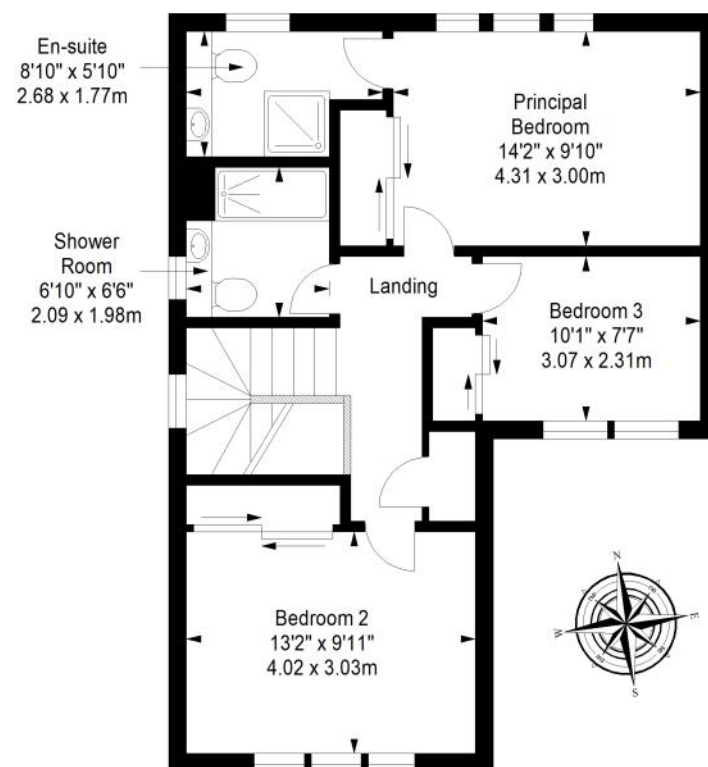
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

Ground Floor
Approx. 41.9 sq. metres (451.0 sq. feet)



First Floor
Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 100.0 sq. metres (1076.4 sq. feet)