



Accessible Housing
SCOTLAND

8 Tollhouse Gardens
Tranent, EH33 2QQ



Step into elegance with this beautifully designed entrance hall, featuring warm wooden flooring, bold accents, and a welcoming staircase







Beautifully presented four-bedroom family detached house situated in an exclusive modern development. This home provides a welcoming and spacious retreat combining functionality with style and flexibility. The reception room at the front of the house is a bright and inviting space, with light that floods the room, a built-in feature electric fireplace adds warmth and character and double French doors lead to the rear, the formal dining room which offers access and views of the garden. The modern kitchen is designed for both style and practicality, and is accessed just off the dining room. It features a range of fitted wall and base units, and matching worktops and splashbacks. Again French doors open directly to the rear garden, extending the living space outdoors. Leading from the kitchen is a separate utility room, providing additional storage and laundry facilities, and a door out to the side of the house. On the ground floor, there is also a large double garage and WC.

Key Points:

- Spacious and Welcoming Reception Room
- Modern Kitchen with Utility Room
- Two En-suite Bedrooms
- Generous Outdoor Space
- Prime Location
- Garage
- EPC Rating: C











Upstairs, the principal bedroom is a generous double with two sets of built-in wardrobes and an en-suite shower room. There is a large second bedroom with fitted wardrobes and also a large en-suite shower-room. Two additional double bedrooms, both located at the rear of the house, provide a quiet aspect and share a large four-piece family bathroom.

The property is further enhanced by double glazing, gas central heating, a large enclosed rear garden, a convenient double driveway offering off-street parking for multiple vehicles and on-street parking.

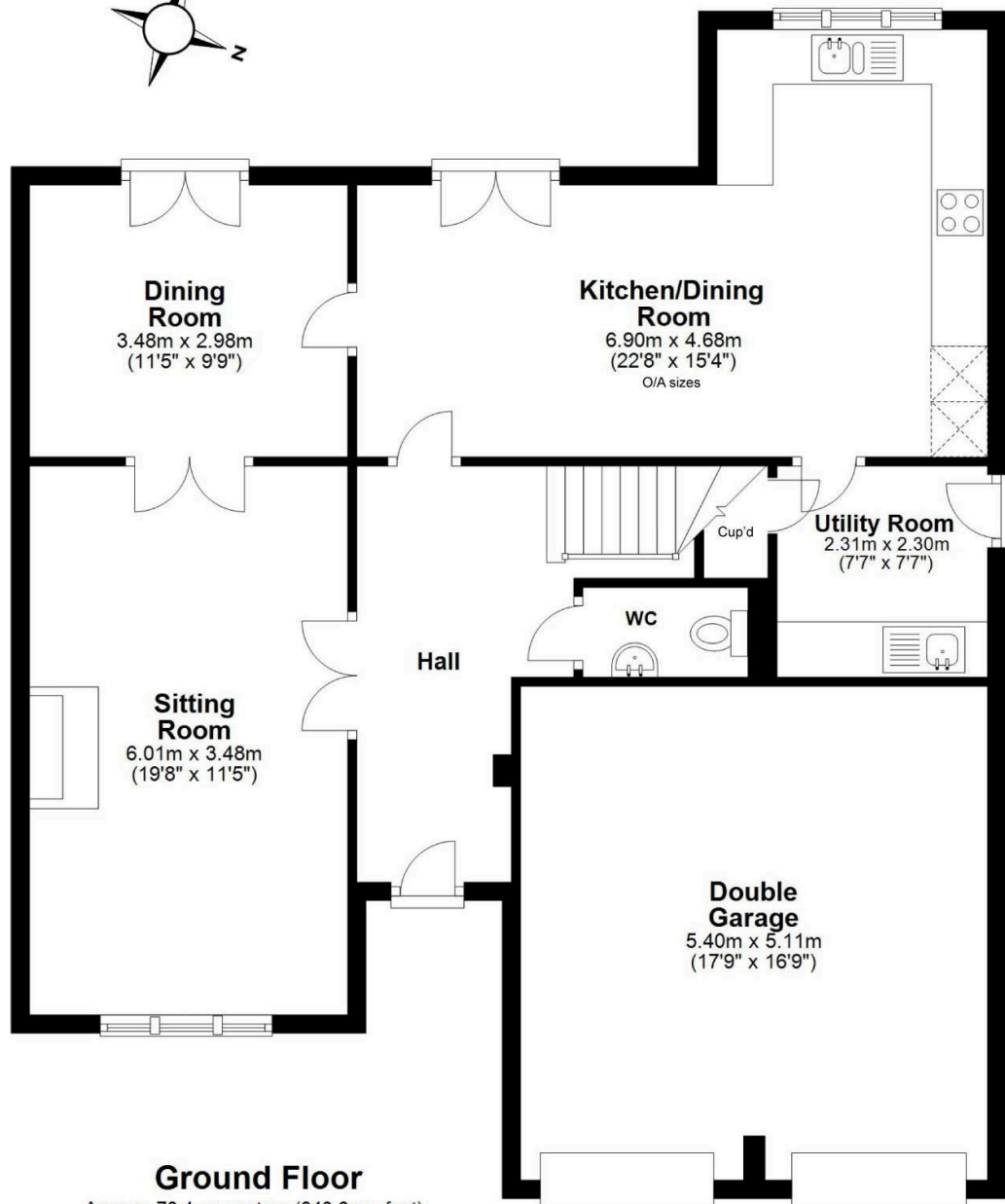
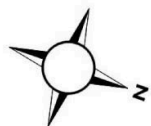
Location

The property is located in the vibrant East Lothian town of Tranent located approx. 11 miles east of Edinburgh. Day to day shopping needs are met by local shops and services with the Fort Kinnaird retail park and 24hour Asda Superstore only a short drive away. The property is within easy reach of the public transport system and enjoys ease of access to the A1, City by-pass, national motorway network and Edinburgh International Airport. Leisure and recreational facilities can be found in the area and a range of popular golf courses, Musselburgh Racecourse, bowling clubs and country walks through the Lammermuir Hills are all available nearby. Good educational facilities are available in the area catering for children from nursery age to secondary level

Tranent is a very popular area lying to the east of Edinburgh.







Total Area: approx.
170.8 sq.metres (1838.7 sq. feet)



First Floor
Approx. 92.4 sq. metres (995.0 sq. feet)



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DISCLAIMER

Interested parties are encouraged to register their interest through a solicitor to ensure they are informed of any closing dates. Solicitors may also request a copy of the seller's Home Report on behalf of their clients. Please note that the information provided in this brochure, including any measurements or plans, is for guidance only and should not be relied upon as part of any contractual agreement. Measurements have been taken at the widest points using electronic devices and are approximate. Services and appliances have not been tested for efficiency or safety, and no guarantees are made regarding their compliance with regulations. Buyers are advised to verify Council Tax bands with the local authority.

The property is sold as seen, inclusive of any defects or faults. Neither the seller nor the agent is liable for any such issues or for the accuracy of the details provided. Prospective purchasers are expected to conduct their own inspections and enquiries, as no warranties or representations are made by the seller or agent in relation to the property's condition or legal compliance. Any errors or omissions in the particulars do not give rise to grounds for rescinding the contract, nor do they entitle either party to compensation or damages.