

37 Toll House Neuk

TRANENT, EAST LoTHIAN, EH33 2QU



*STUNNING RECENTLY RENOVATED
3-BEDROOM SEMI-DETACHED HOUSE*



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THE PROPERTY

Welcome to this beautifully renovated 3-bedroom semi-detached home on Toll House Neuk, Tranent. This property has been meticulously updated to an exceptionally high standard, combining modern luxury with functional living spaces.





Upon entering the property, you are greeted by a sleek and stylish hallway that immediately sets the tone for the rest of the home. The hallway leads directly to the star of the show: the open-plan kitchen and dining room. This kitchen is a chef's dream, featuring high-end finishes such as quartz countertops and a large island with an induction hob, ample storage space, and room for seating. Opposite the island, you'll find a large unit housing a sink, two ovens, an integrated fridge/freezer, a dishwasher, and a pullout pantry cupboard, ensuring a seamless cooking experience. The other side of this spacious room is dedicated to dining, making it perfect for entertaining guests.

"...This kitchen is a chef's dream, featuring high-end finishes such as quartz countertops and a large island with an induction hob, ample storage space, and room for seating..."





Off the kitchen, an extension sunroom with floor-to-ceiling windows offers a bright and airy retreat, with direct access to the beautifully landscaped rear garden. This room floods the home with natural light and provides a tranquil relaxing space.



Returning through the kitchen, you'll find the living room, a comfortable space created from a garage conversion. This room offers a cosy setting for family gatherings or quiet evenings. The ground floor is completed with a convenient cloakroom.



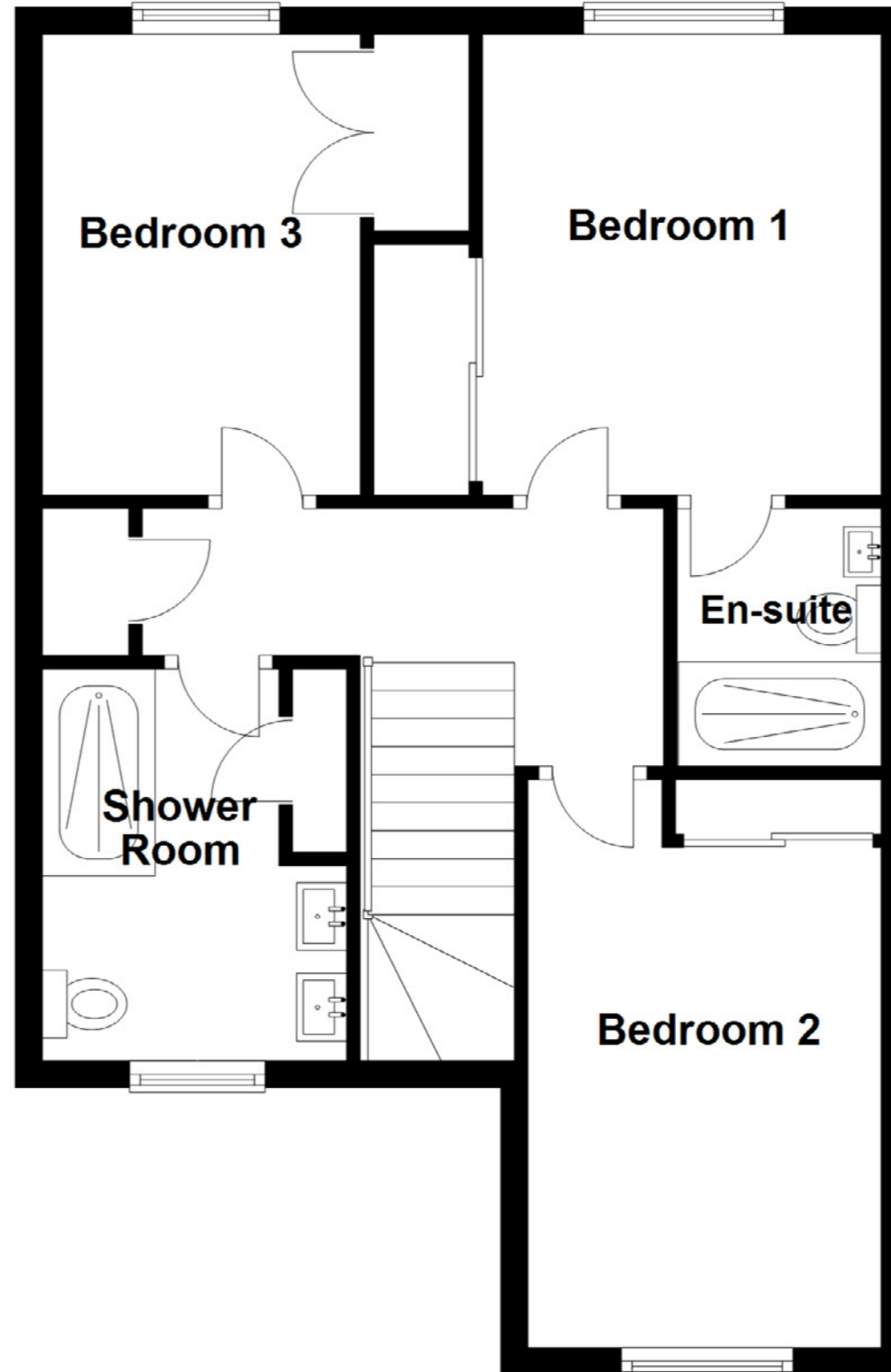
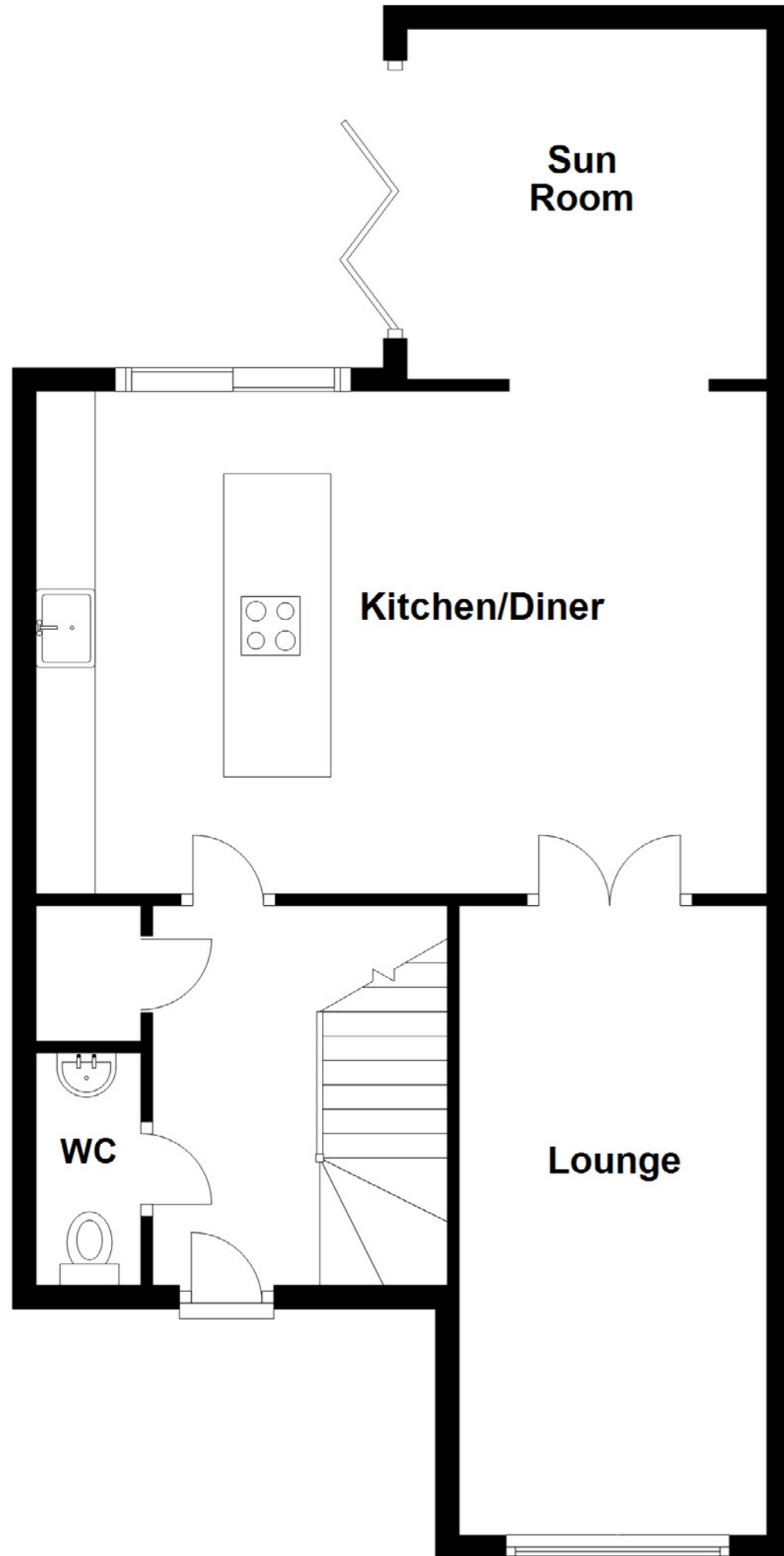
Moving upstairs, you will discover three double bedrooms, each thoughtfully designed with fitted wardrobes. The principal bedroom boasts a luxurious three-piece ensuite. The main family bathroom, features a large walk-in shower, a vanity unit with two sinks, and mirrors, ensuring plenty of space for the morning routine.



14

15





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.20m (20'4") x 4.27m (14')
Lounge	5.34m (17'6") x 2.61m (8'7")
Sun Room	3.05m (10') x 2.98m (9'9")
Bedroom 1	3.41m (11'2") x 2.95m (9'8")
En-suite	2.03m (6'8") x 1.51m (4'11")
Bedroom 2	4.20m (13'9") x 2.61m (8'7")
Bedroom 3	3.41m (11'2") x 2.35m (7'9")
Shower Room	2.90m (9'6") x 2.25m (7'5")

Gross internal floor area (m²): 111m²
EPC Rating: C



Outside, the property continues to impress with a landscaped garden to the rear, a perfect oasis for outdoor activities. Additionally, there is a large shed and an outhouse, fully fitted with electricity, offering versatile space to be used as you wish. At the front of the house, a driveway comfortably accommodates two cars.

This exceptional home on Toll House Neuk is a rare find, offering high-quality finishes, modern amenities, and versatile living spaces. It is perfect for those seeking a move-in-ready property in a desirable location. Don't miss the opportunity to make this stunning house your new home.

THE LOCATION

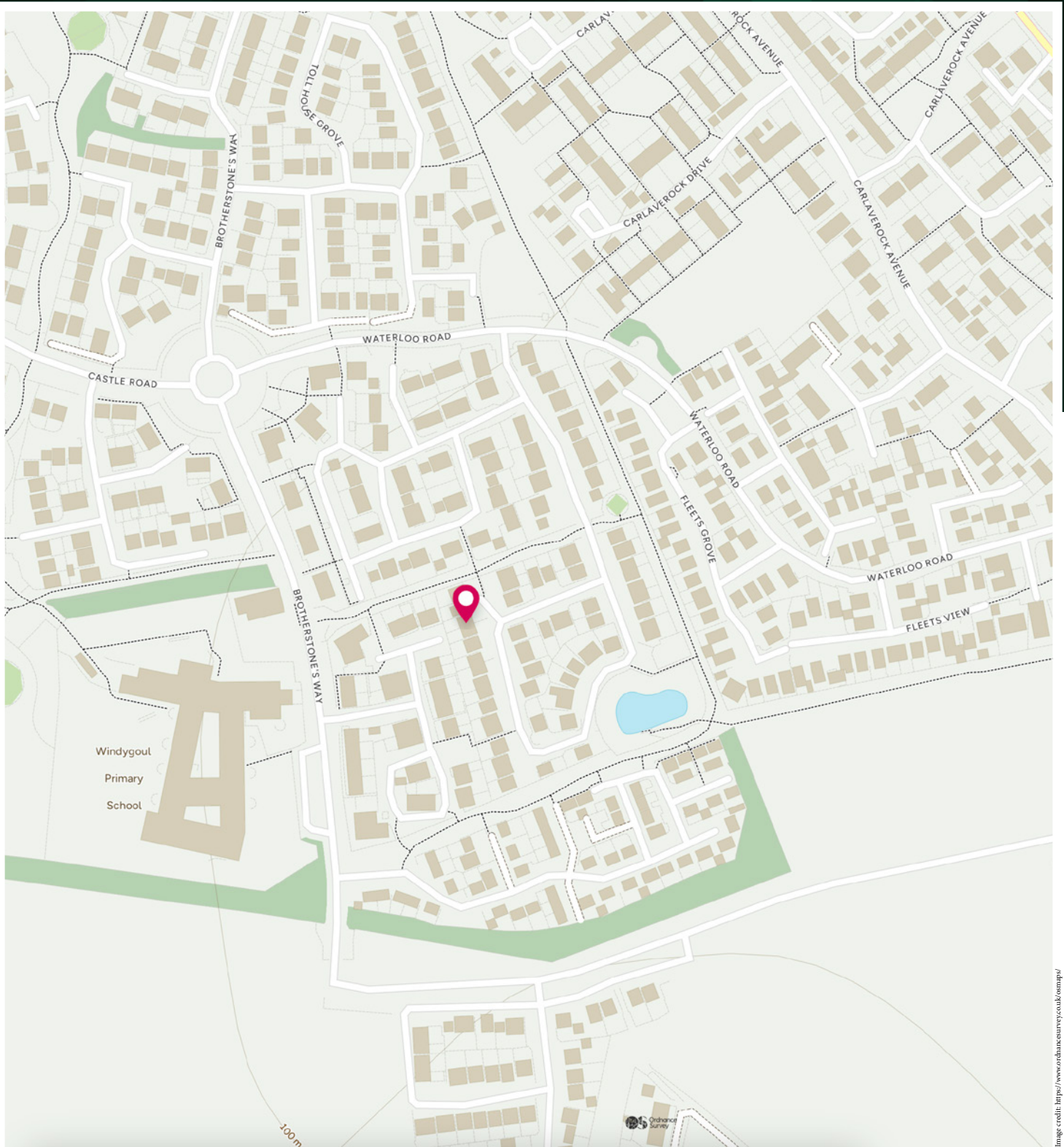
Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.



The town itself has a well-established High Street with a choice of banks, ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

Tranent's popularity with commuters is in part due to excellent bus services operating to and from the City Centre and many surrounding areas along with a network of roads leading to the City Centre which is approximately 10 miles away.

Rail connections are available at Prestonpans, Wallyford and Musselburgh.



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