

# 45 Toll House Gardens

TRANENT, EAST LoTHIAN, EH33 2QQ



*Spacious two-bedroom ground-floor apartment that is presented to the market in excellent condition*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this modern two-bedroom ground-floor apartment to the market. The property is ideally situated in an attractive modern development in Tranent. Internally, the flat is presented in excellent condition and has been significantly upgraded beyond the builder's original specification. Benefits include a resident's car park, gas central heating, double glazing, and well-maintained communal garden grounds.

Upon entering the property, you are greeted by a welcoming hallway that includes integrated storage and gives access to all rooms. A striking laminate floor will catch your eye straight away, and this has been carried through into the living room and the kitchen.

# THE LIVING ROOM



The living room is spacious and naturally bright with floods of natural light arriving through a wide bay window. There is ample space for a dining table, a large sofa, and supporting furniture, and a new owner will have plenty of flexibility to create their ideal living and entertaining space.

# THE KITCHEN



An upgraded kitchen includes a full range of base and wall-mounted cabinets topped with contrasting work surfaces. The kitchen offers plenty of prep and storage space alongside a mixture of integrated and free-standing appliances, including a gas hob, an electric oven, and a fridge freezer.



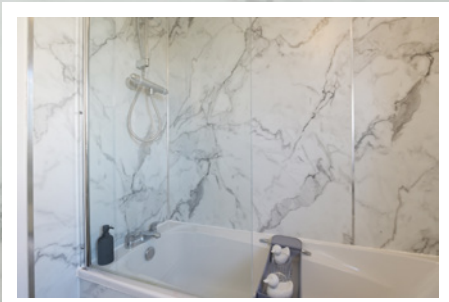




Bedroom one is a stylishly decorated double with a large integrated wardrobe to keep the space neat and uncluttered. There is ample space for a range of supporting furniture. The second bedroom, also a double, enjoys a bright and airy feel with tasteful décor and plenty of natural light, making it an ideal guest room or office space.

The bathroom has been refitted to an exacting standard and includes a three-piece white suite with a shower over the bath. A window gives excellent levels of natural light and increased ventilation.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





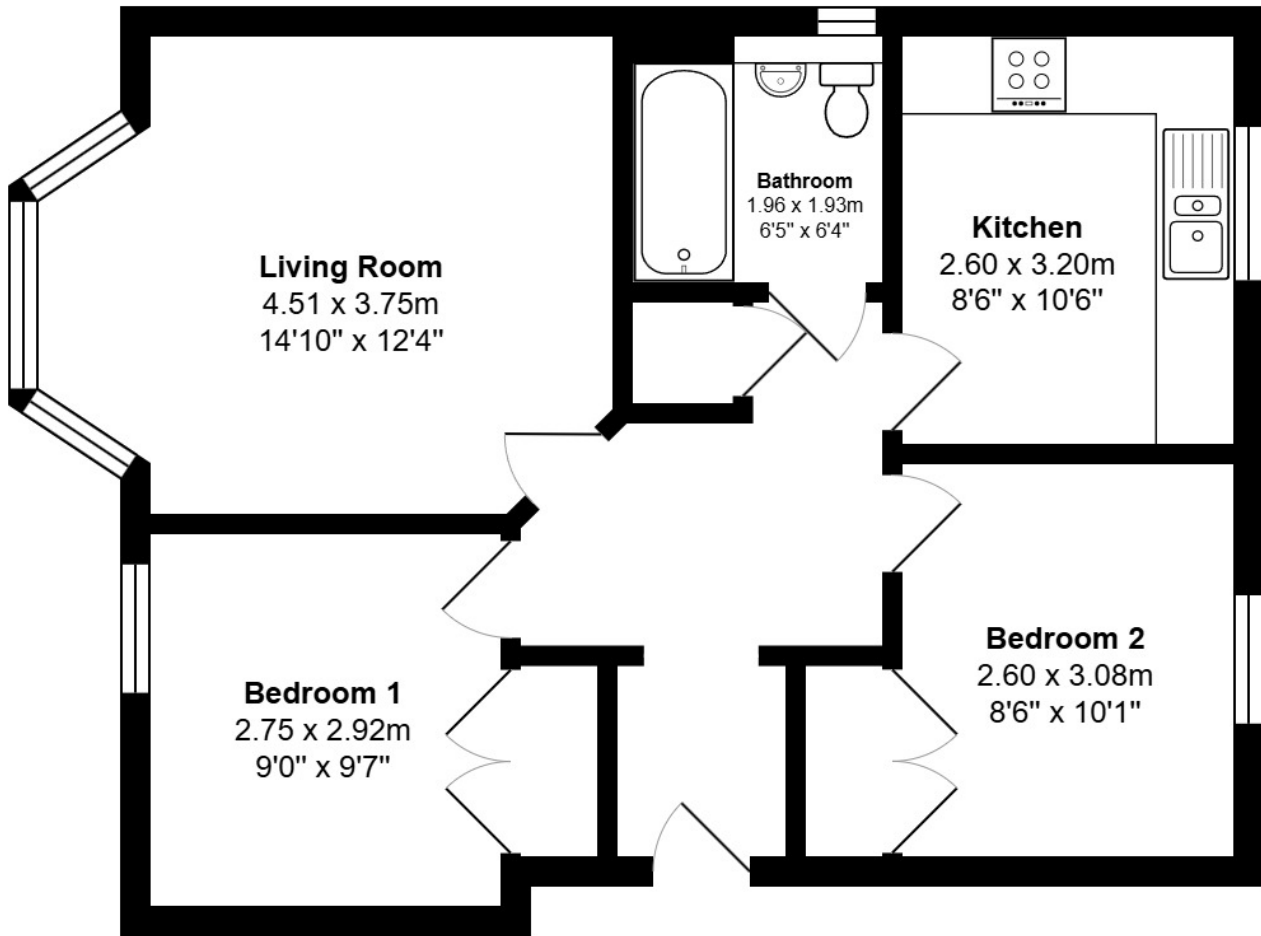
Overall, this well-presented flat offers a wonderful opportunity to acquire a comfortable and stylish home, with modern touches throughout and in a desirable location. Ideal for first-time buyers, young professionals, or investors seeking a quality property.

# EXTERNALS



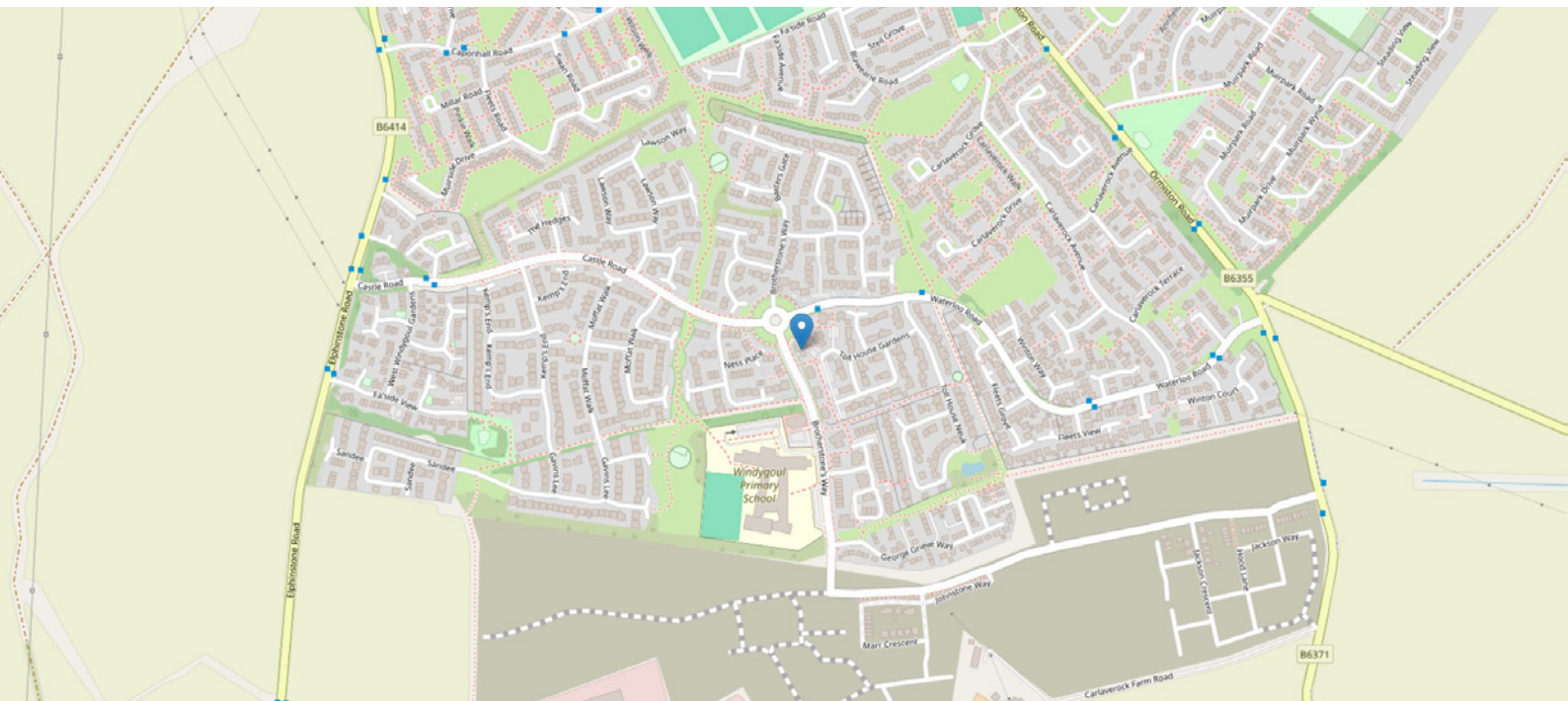


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup> | EPC Rating: C





# THE LOCATION

This modern apartment enjoys an excellent position in Tranent, one of East Lothian's most sought-after commuter towns. Ideally placed for those needing quick and easy access to Edinburgh, the property is just minutes from the A1, ensuring fast road connections to the capital, surrounding towns, and further afield. Regular bus services also operate from Tranent, offering reliable public transport links for both work and leisure.







Families will appreciate the wide choice of well-regarded local schools, from primary through to secondary, while further educational options can be found in nearby Musselburgh and Edinburgh.

The town centre provides a great mix of amenities, including supermarkets, independent shops, cafés, and restaurants, with Fort Kinnaird Retail Park just a short drive away for a wider selection of shopping, dining, and entertainment. For leisure, Tranent offers a modern sports centre, swimming pool, and a range of fitness facilities, while golf enthusiasts are spoilt for choice with East Lothian's renowned courses close by. Outdoor lovers will enjoy easy access to scenic coastal walks, cycle routes, and beautiful beaches, all within a short distance.

Combining excellent transport connections, strong schooling, and a wealth of leisure opportunities, this location makes an ideal base for modern living.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
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