



30 Toll House Neuk
TRANENT | EH33 2QU


warners
solicitors & estate agents





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Warners are delighted to present to market this three bedroom detached home is located in a highly sought after development and boasts a range of impressive features. As you approach the property, you are greeted by a well-maintained landscaped front garden with a driveway leading up to the garage, providing ample off-road parking.

Upon entering the house, you step into a welcoming hallway that leads you into the sitting room. The sitting room is spacious, bright and airy and flows seamlessly into the dining room, the perfect space for relaxing and entertaining guests. The lower level also features a handy WC and Utility room located. Adjacent to the dining room is the separate kitchen/breakfast room, which is well appointed with plenty of cupboard and counter space, French patio doors give direct access to the private rear garden. The lower level also features a handy WC and Utility room located of the breakfasting kitchen. Moving upstairs, you will find three generous double bedrooms which all benefit from integrated storage, the master bedroom features a modern en-suite shower room. A family bathroom with a stylish four piece suite complete the accommodation on offer.

Outside, the property boasts a wonderful landscaped south facing rear garden that is laid to lawn with two separate patio areas, making it perfect for summer barbecues and al fresco dining. The garden also features a shed for handy external storage. This three bedroom detached house is a highly desirable property, perfect for families or individuals looking for a comfortable and modern living space in a sought-after location.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





In brief the property comprises:

- Welcoming hallway
- Bright and spacious sitting room boasting Karndean flooring leading to the Semi open plan dining room which enjoys views to rear garden
- Well - equipped breakfasting kitchen with well-appointed units and ample room for a small table. French doors give direct access to rear garden
- Downstairs WC and Utility room
- Three double bedrooms with the master bedroom featuring an en-suite.
- Tastefully designed family bathroom with separate shower and bath.
- Front and rear private gardens, with the south facing rear garden

- benefitting from a patio area, perfect for outdoor entertaining
- Single integral garage and multi car driveway
- Gas central heating and double glazing (new boiler recently fitted)

EPC Rating C.

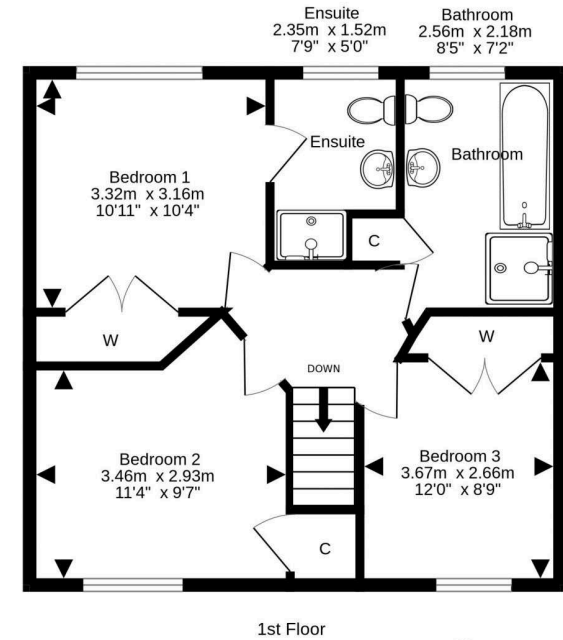
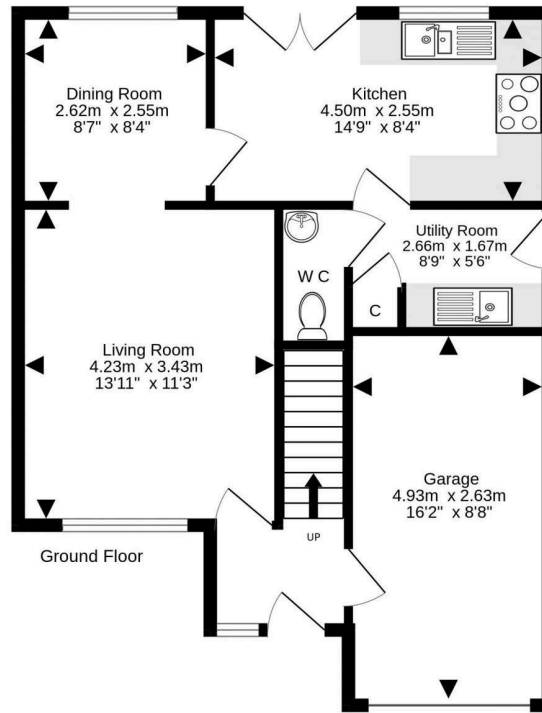
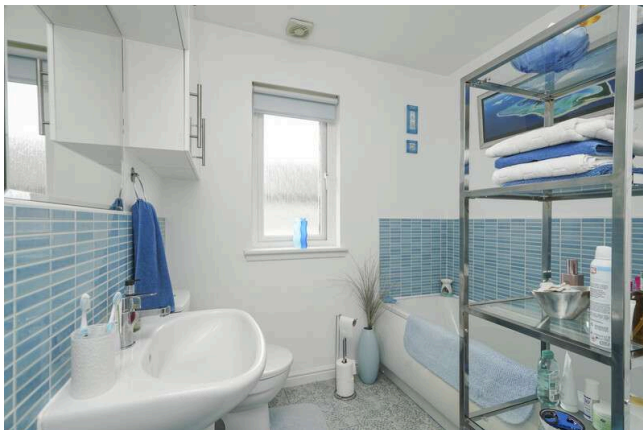
Extras include fridge, freezer, washing machine, dryer, dishwasher, blinds, arbor and shed. Other items may be available by separate negotiation.



The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area now boasts all manner of light industry, and consequently a wide range of services and amenities have been created. Shops, banking, building society and postal services are available. Schooling is well represented from nursery to senior level. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The city bypass and main motorway networks are also within easy reach.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024