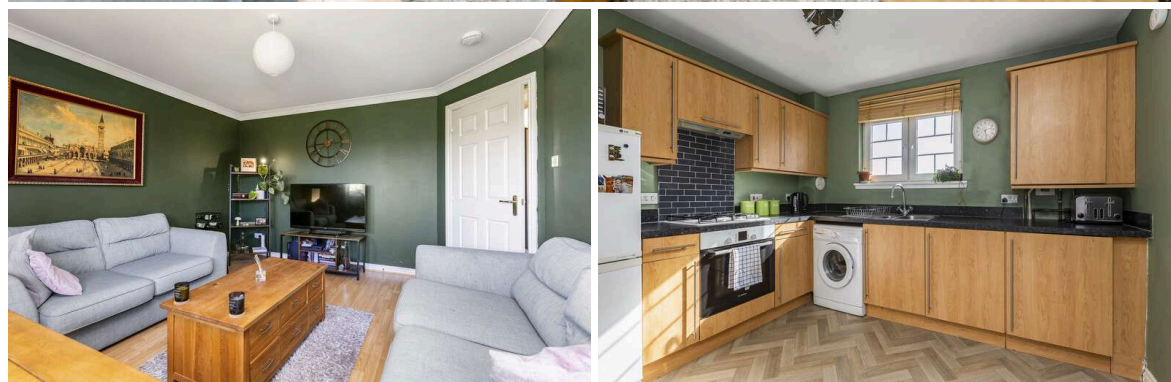




67 Toll House Gardens
TRANENT | EH33 2QQ


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Unlock the potential of this stunning two-bedroom flat, exclusively presented by Warners! Nestled on the top floor of a charming modern development, this gem offers everything you need for stylish living. With abundant on-site parking and beautifully maintained communal gardens, the convenience starts before you even step inside.

The flat features a spacious and bright bay-windowed living room with leafy views, a contemporary kitchen, and a sleek modern bathroom. Both double bedrooms are generously sized and offer ample storage space. Perfect for busy city professionals or young families, this tranquil haven is just a short stroll from town center amenities and a mere 30-minute commute to central Edinburgh by car or reliable day/night buses.

- Top-Floor Location: Positioned on the second (top) floor of an attractive modern development.
- Bright Living Space: Spacious bay-windowed living room with leafy views.
- Modern Interiors: Contemporary kitchen and stylish tiled bathroom suite.
- Convenient Parking: Abundant on-site parking and well-maintained communal gardens.
- Ideal for Professionals/Families: Perfect for city professionals or young families.
- Great Location: Peaceful setting within walking distance to town center amenities; 30-minute commute to central Edinburgh.

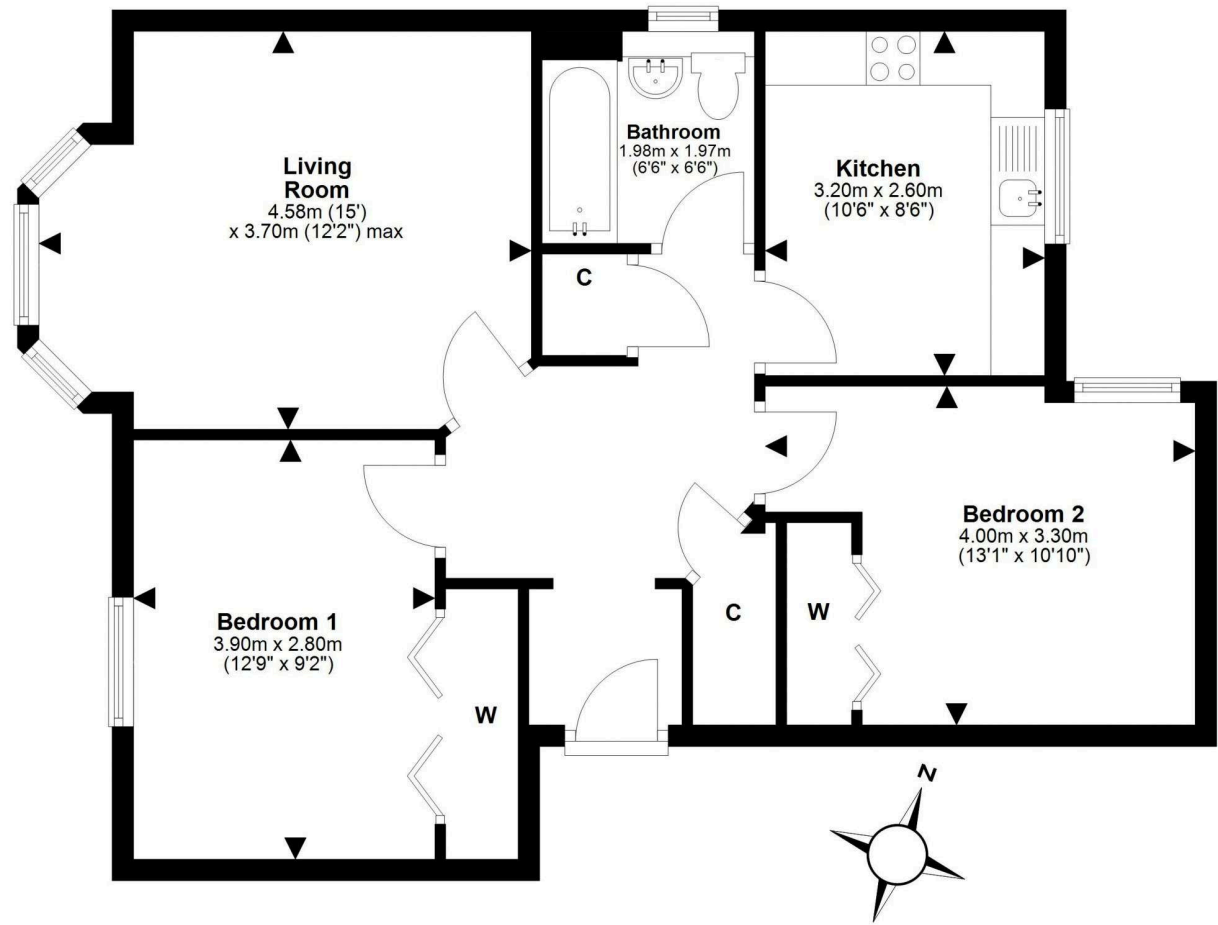
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

EPC rating C, council tax band C. Property has a Factor Fee which covers building repairs and upkeep as well as a contract for the outside areas. Factor Fee - Ross & Liddell - £85 which covers buildings insurance and building maintenance (which itself includes stairwell cleaning. Outside areas -Greenbelt - £25.80. Extras included in this sale will be all white goods and blinds.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.