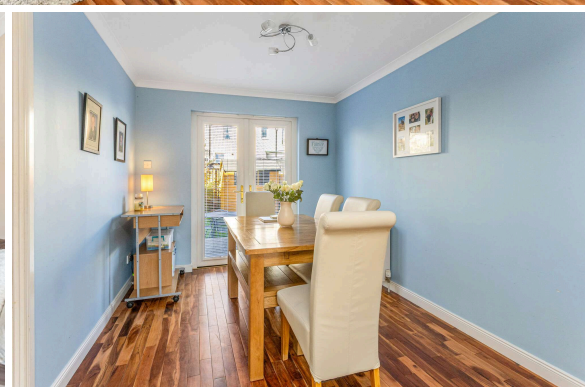




56 Toll House Grove
TRANENT | EAST LOTHIAN | EH33 2QR


warner's
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56 Toll House Grove

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Extremely well-presented three bedroom detached home set within a sought after modern development in the popular East Lothian town of Tranent within commuting distance of Edinburgh. The stylish accommodation will make an ideal family home and comprises an entrance porch, downstairs WC, spacious lounge with dining area and patio doors, a fully fitted kitchen currently with gas hob, oven and fan, walk in pantry, breakfast bar, fridge/freezer, dishwasher and access to the rear garden. Upstairs you will find a hallway leading to three good sized bedrooms two benefitting from built in wardrobes and the master bedroom with stylish en-suite shower room with heated towel rail. Completing the accommodation is the high spec bathroom with a walk-in waterfall shower and a heated towel rail. The property benefits from gas central heating, is fully double glazed, has a partially floored attic and externally there are private gardens to the front and rear with a driveway for secure off-street parking and single garage. Early viewing is highly recommended to avoid missing out.

- Entrance porch and downstairs WC
- Three Bedrooms, one with high spec en-suite
- Stylish Dining/living room with patio doors
- Fitted kitchen leading to landscaped garden
- Two premium bathrooms both with heated towel rails
- Ample storage including attic
- Gas central heating and double glazing
- Private front and rear gardens, driveway and garage

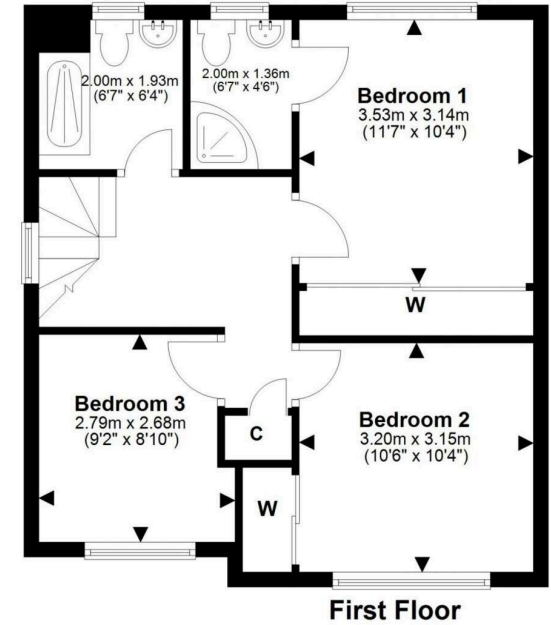
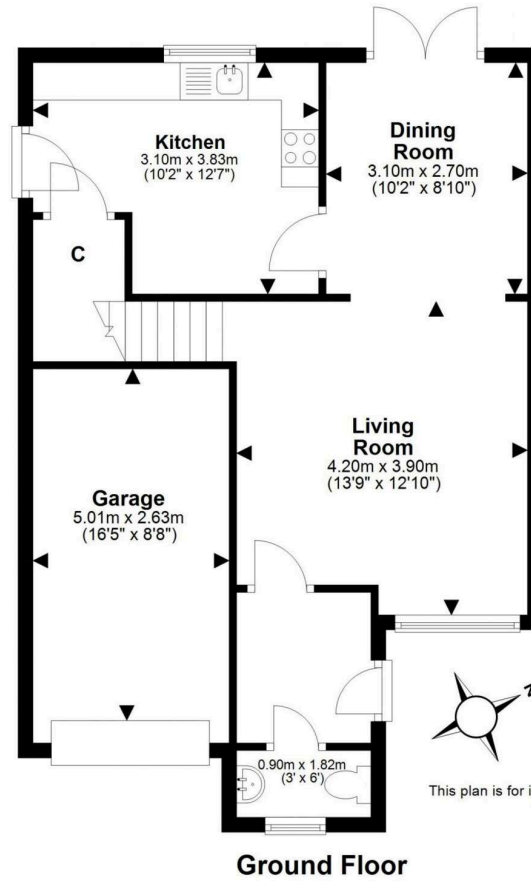
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property including dishwasher and fridge freezer, other items include blinds and curtains. EPC: C. CT: E. Factoring: Green belt Approx. £295 P/Y

Set in the picturesque countryside of East Lothian, 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 shops, including an Asda, Aldi and Co-Op supermarkets and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including Mark's and Spencer's. Excellent bus services operate to and from Tranent and fast main roads lead quickly to Edinburgh's City Centre, approximately 10 miles away. Park and Ride facilities are available at nearby Prestonpans, Wallyford and Musselburgh with a rail connection just 10 minutes to Edinburgh City Centre. Within the town there are a range of schools for all ages and several leisure facilities including a local gym and swimming pool.





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