



47 Toll House Gardens
TRANENT | EH33 2QQ


warners
solicitors & estate agents



47 Toll House Gardens

TRANENT | EH33 2QQ

Warners are delighted to present this beautifully presented and stylish two-bedroom first-floor flat, forming part of a popular and established modern development in the thriving town of Tranent. Offering bright, spacious accommodation with contemporary finishes throughout, this superb property is an ideal choice for first-time buyers, young professionals, or anyone seeking a move-in-ready home with excellent commuter links and everyday amenities close at hand.

The property is accessed via a secure shared entrance and well-kept communal stairwell, leading to a welcoming hallway with two built-in storage cupboards. The property comprises a bright and spacious living room with attractive bay window, a fully fitted kitchen that currently comprises the boiler cupboard, gas hob, oven, fan, fridge/freezer and washing machine. There are two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath. Further benefits include gas central heating, double glazing and excellent energy efficiency. Externally, the property is set within attractively landscaped communal grounds, primarily laid to lawn, and there is the added convenience of private residents' parking.

- Beautifully presented first-floor flat in move-in condition
- Spacious and bright living/dining room with bay window
- Fully fitted kitchen with integrated appliances
- Two generous double bedrooms, both with built-in wardrobes
- Stylish modern bathroom
- Excellent storage throughout, including hallway cupboards
- Gas central heating and double glazing
- Well-maintained shared garden grounds
- Private residents' parking
- Situated in a popular residential development with great commuter links

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 boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. 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 A1, city bypass and main motorway networks are also within easy reach.

Energy rating B, Council tax band A. Factor is managed by Ross and Liddell and costs around £250 per quarter.

Extras included in this sale will be curtains, blinds, washing machine, and fridge/freezer,



