



21 Toll House Grove
Tranent, EH33 2QR

A

"21 Toll House Grove is a bright and spacious three bedroom detached house, situated in a well established residential development"

- LIVING / DINING ROOM
- KITCHEN
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- ENSUITE SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVE-WAY & GARAGE
- PRIVATE REAR GARDEN
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Tranent is a popular East Lothian town which lies within easy commuting distance of Edinburgh. The area boasts all manner of light industry and offers a wide range of services and amenities including shops, banking, building society and postal services. Just a short drive away Fort Kinnaird and Straiton retail parks offer an extensive range of shops with many high street names and along with an Asda superstore. Amongst the many leisure and sporting facilities nearby are football and rugby pitches, Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area, just outside is Meadowmill Sports Centre with an athletics track and an excellent sports centre. East Lothian Golf Range are also close at hand. Good schooling is provided for children from nursery to secondary level. It is well placed for commuting in to Edinburgh and the city bypass also provides ready access to the airport and motorway network, leading north and west. There are also railway stations at Prestonpans and Wallyford with trains in to Edinburgh. There is a frequent bus service to Edinburgh and surrounding towns and villages.

DESCRIPTION

21 Toll House Grove is a bright and spacious, three bedroom detached house situated in a well established residential development, located in the popular district of Tranent.

The accommodation, which is offered in genuine move-in condition, comprises: entrance hall with WC; welcoming living / dining room with dual aspect and patio doors leading rear garden; well-equipped kitchen with base and wall mounted units, integrated appliances, deep cupboard and side access to rear garden; carpeted stair to upper landing; double bedroom one with built in wardrobe and ensuite shower room; double bedroom two with built-in mirrored wardrobe; double bedroom three which could be utilised as study and bathroom electric shower over bath.

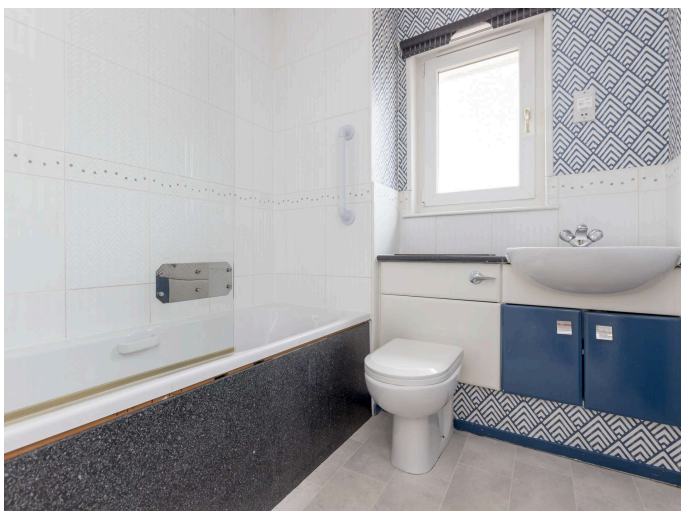
Further benefits include: gas central heating; double glazing; driveway; garage; enclosed private rear garden, laid to lawn with mature shrubs; excellent local amenities and great transport links.

The energy efficiency rating for this property is band C

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

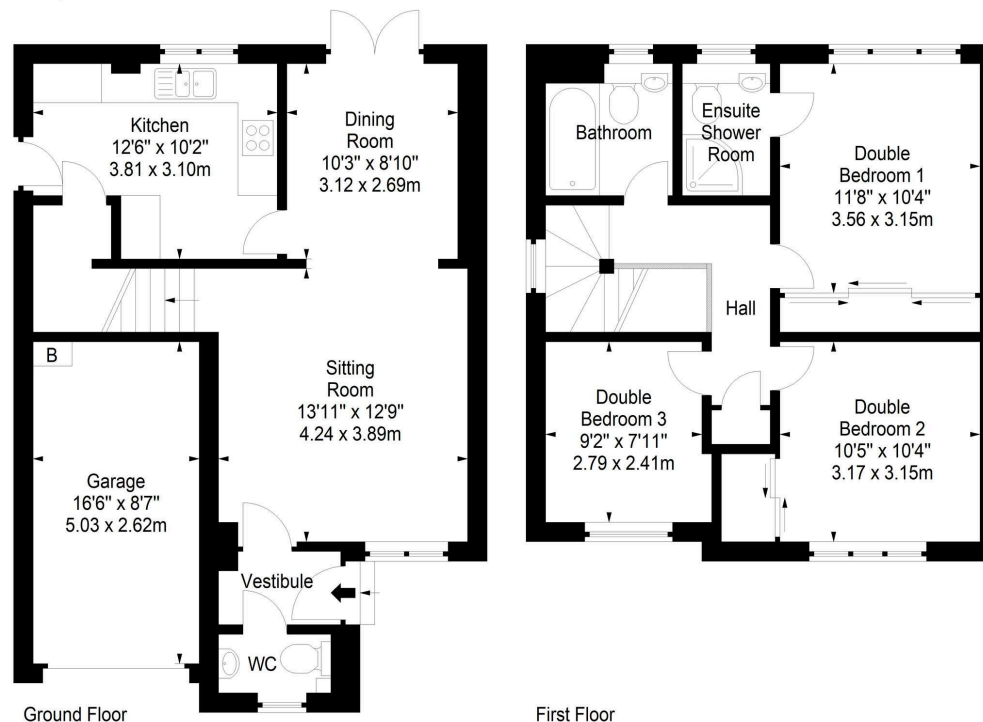
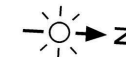
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Toll House Grove,
 Tranent,
 East Lothian, EH33 2QR



Approx. Gross Internal Area
 1026 Sq Ft - 95.32 Sq M
 Garage
 Approx. Gross Internal Area
 140 Sq Ft - 13.01 Sq M
 For identification only. Not to scale.
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