

COULTERS[©]

19 TOLL HOUSE GROVE

TRANENT, EAST LoTHIAN, EH33 2QR

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

19 Toll House Grove is an immaculately presented, 3 bedroom semi-detached home, situated on a quiet residential street in the popular East Lothian town of Tranent.

A notable feature is the garden room which sits in the south-facing rear garden. It has electricity and could be used as a workshop, home office, or for additional storage. The property also benefits from off-street parking for two cars and an integrated garage.



KEY FEATURES



Beautifully presented semi-detached family home.



Three attractive double bedrooms, one with an en-suite.



South facing rear garden with garden room.



Integrated garage and driveway for two cars.



Located in the popular East Lothian town of Tranent.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - E



ACCOMMODATION

Internally, the accommodation comprises on the ground floor - vestibule with WC; large open-plan sitting/dining room with French doors to the rear garden; stylish kitchen with door to the rear garden; ample unit space, appliances and large cupboard.

On the first floor - landing with storage cupboard; principal bedroom with fitted wardrobe and ensuite shower room; double bedroom 2 with fitted wardrobe; double bedroom 3; and family bathroom.





THE LOCAL AREA

Approximately ten miles east of Edinburgh, Tranent is a bustling East Lothian town with a welcoming community. Its wonderful location means that outdoor recreational opportunities are exceptional including countryside walks and cycles, golf at some of the most renowned courses, and days spent on breathtaking beaches including those at nearby Longniddry and Gullane.

Indoor recreation is well provided at the Mercat Gait Centre in nearby Prestonpans, housing a 25m swimming pool, health suite, state-of-the-art gym and fitness classes and Meadowmill Sports Centre has a gym and outdoor sports pitches.

The high street features an array of retailers perfect for daily shopping needs and there is a large Aldi and Asda along with restaurants and pubs. Fort Kinnaird Retail Park only a short drive away has a cinema, high street stores, and casual dining choices.

Local schooling includes Sandersons Wynd Primary School and Windygoul Primary School and it is in the catchment area for Ross High School. The nearest train station is Prestonpans which offers regular services between Edinburgh and North Berwick and there is easy access to Edinburgh by car via the A1 and City Bypass.

EXTRAS

All fitted floor coverings, fitted carpets, curtains, blinds, gas hob, oven, dishwasher and the washing machine are included in the sale price. The fridge/freezer is available by separate negotiation.

The development is factored by The Greenbelt Group, annual factor fees are approximately £277.

HOME REPORT VALUATION: £285,000





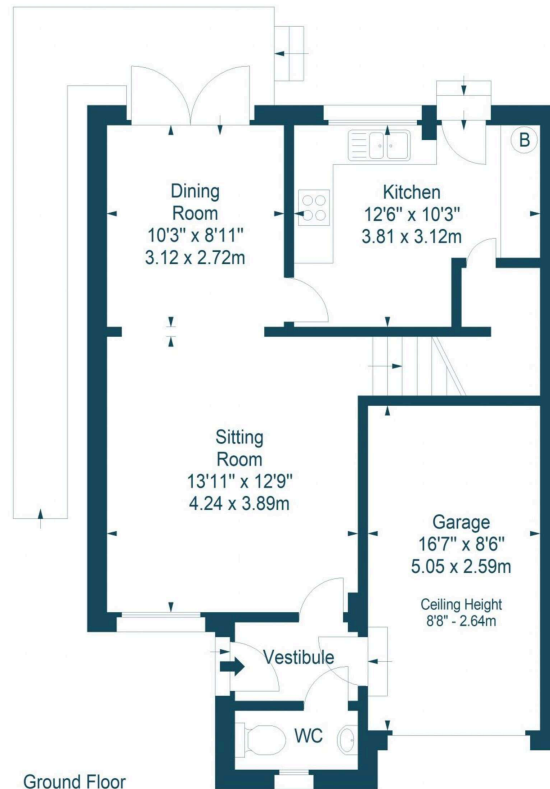
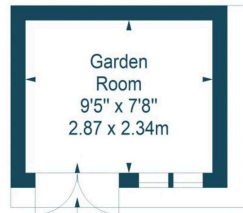
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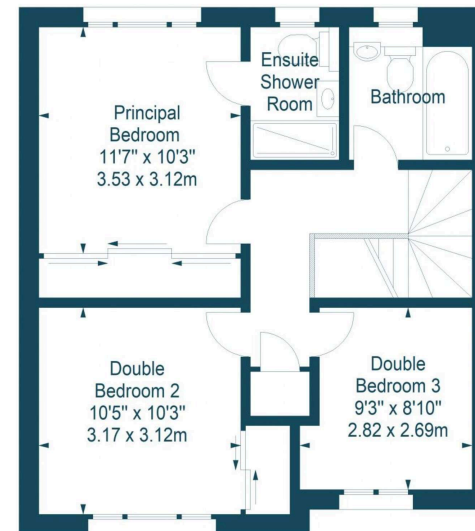
Approx. Gross Internal Area
1183 Sq Ft - 109.90 Sq M
(Including Garage)

Garden Room
Approx. Gross Internal Area
74 Sq Ft - 6.87 Sq M

For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.