

Tranent

Call 01875 611211

Offers Over £165,000

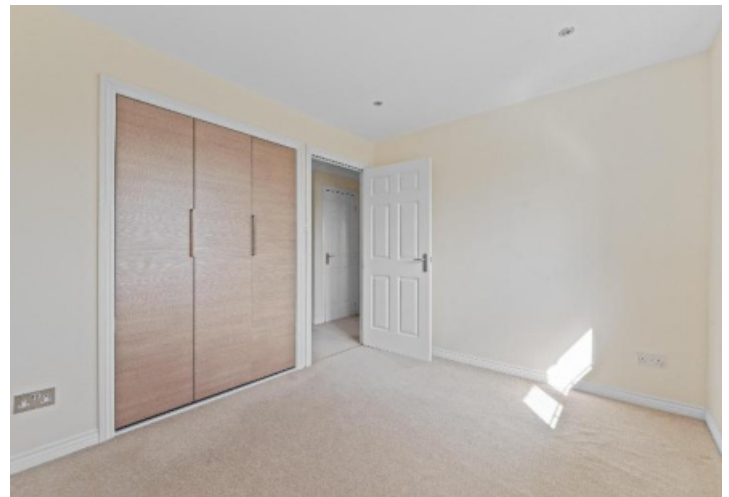


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37 Toll House Gardens, Tranent, EH33 2QQ



Well presented and spacious two bedroom top floor flat (2nd floor), set in a popular modern residential development within the sought after East Lothian rural town of Tranent, close to local amenities and transport links. The property offers well proportioned accommodation with a fabulous bay windowed sitting room, a stylish modern fitted kitchen with integrated gas hob, electric oven and cooker hood, two generous double bedrooms, both with fitted wardrobes and a part tiled bathroom/WC with shower over the bath. There are communal gardens surrounding the property with ample residents' parking available. This property, with neutral décor, will make the perfect home for either a first time buyer or a professional person looking for a property with good transport links to the city center.

Accommodation

- * Entrance to the building via secure entryphone
- * Carpeted communal stairway leading to the property
- * Light & airy hall with access to all rooms
- * Fabulous bay windowed sitting room
- * Stylish fitted kitchen with integrated electric gas hob, electric oven and cooker hood
- * Two generous double bedrooms, both with fitted wardrobes
- * Stylish part tiled bathroom/WC with shower over the bath

ADDITIONAL INFORMATION

- * Gas Central Heating
- * Double Glazing
- * Useful attic storage accessed via the hatch in the hall
- * Lovely communal gardens surrounding the property
- * Ample Residents' parking outside the building
- * All fitted floor coverings and blinds included
- * Washing machine and fridge freezer included in the sale but without warranty

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Approximate Gross Internal Area = 60.74 sq m / 654 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322511)

Location

Located in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city center and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, various restaurants, pubs, a library plus an Aldi and Asda store. Located in the heart of Tranent, the 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. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

Fixtures and Fittings

All fixtures and fittings, fitted floor coverings and blinds are included in the sale as well as the integrated gas hob, electric oven & cooker hood in the kitchen

are included in the sale. The free standing washing machine and fridge/freezer are included in the sale however are without warranty.

Services

Mains Electricity, gas, water and drainage

EPC

C

Council Tax

East Lothian Council Tax Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.