

44 Toll House Gardens

TRANENT, EAST LOTHIAN, EH33 2QQ



ATTRACTIVE MODERN MAIN-DOOR FLAT
OFFERED TO THE MARKET CHAIN FREE



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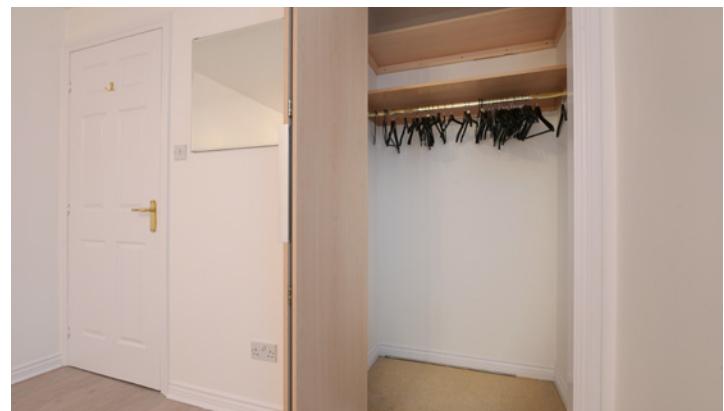


McEwan Fraser is delighted to present to the market this attractive, modern one-bedroom main-door flat, offered in true move-in condition and available chain-free.

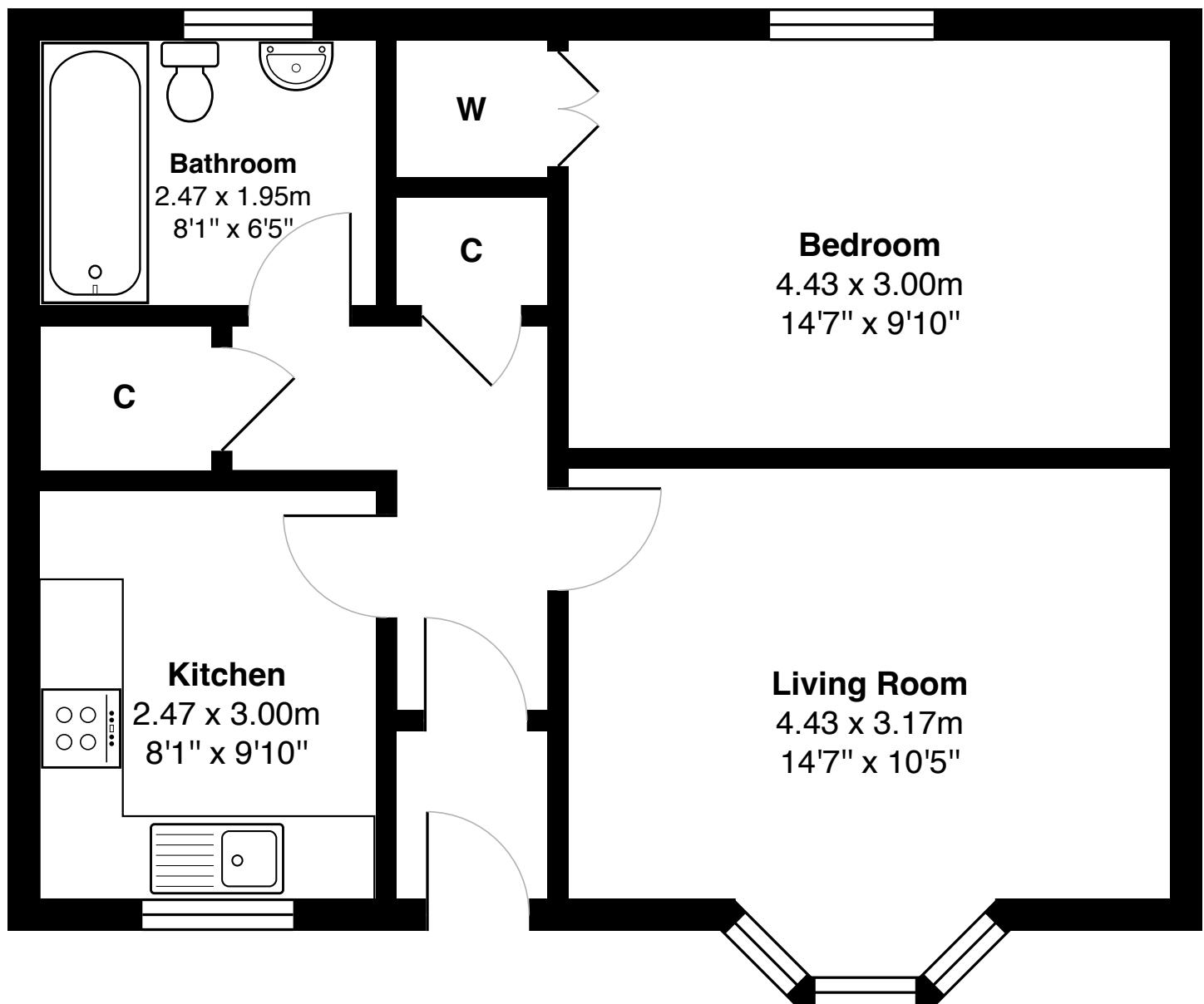
The well-proportioned accommodation comprises a bright and generous living room, a spacious double bedroom with integrated wardrobe storage, a partially tiled bathroom fitted with a contemporary three-piece white suite, and a well-appointed fitted kitchen featuring a combination of integrated and free-standing appliances.











Gross internal floor area (m²): 55m²

EPC Rating: C



Further benefits include gas central heating, double glazing throughout, and convenient residents' parking, making this an ideal purchase for first-time buyers, downsizers, or buy-to-let investors alike.





This modern apartment enjoys an excellent position in Tranent, one of East Lothian's most sought-after commuter towns. Ideally placed for those needing quick and easy access to Edinburgh, the property is just minutes from the A1, ensuring fast road connections to the capital, surrounding towns, and further afield. Regular bus services also operate from Tranent, offering reliable public transport links for both work and leisure. Families will appreciate the wide choice of well-regarded local schools, from primary through to secondary, while further educational options can be found in nearby Musselburgh and Edinburgh.

The town centre provides a great mix of amenities, including supermarkets, independent shops, cafés, and restaurants, with Fort Kinnaird Retail Park just a short drive away for a wider selection of shopping, dining, and entertainment. For leisure, Tranent offers a modern sports centre, swimming pool, and a range of fitness facilities, while golf enthusiasts are spoilt for choice with East Lothian's renowned courses close by. Outdoor lovers will enjoy easy access to scenic coastal walks, cycle routes, and beautiful beaches, all within a short distance. Combining excellent transport connections, strong schooling, and a wealth of leisure opportunities, this location makes an ideal base for modern living.

The Location

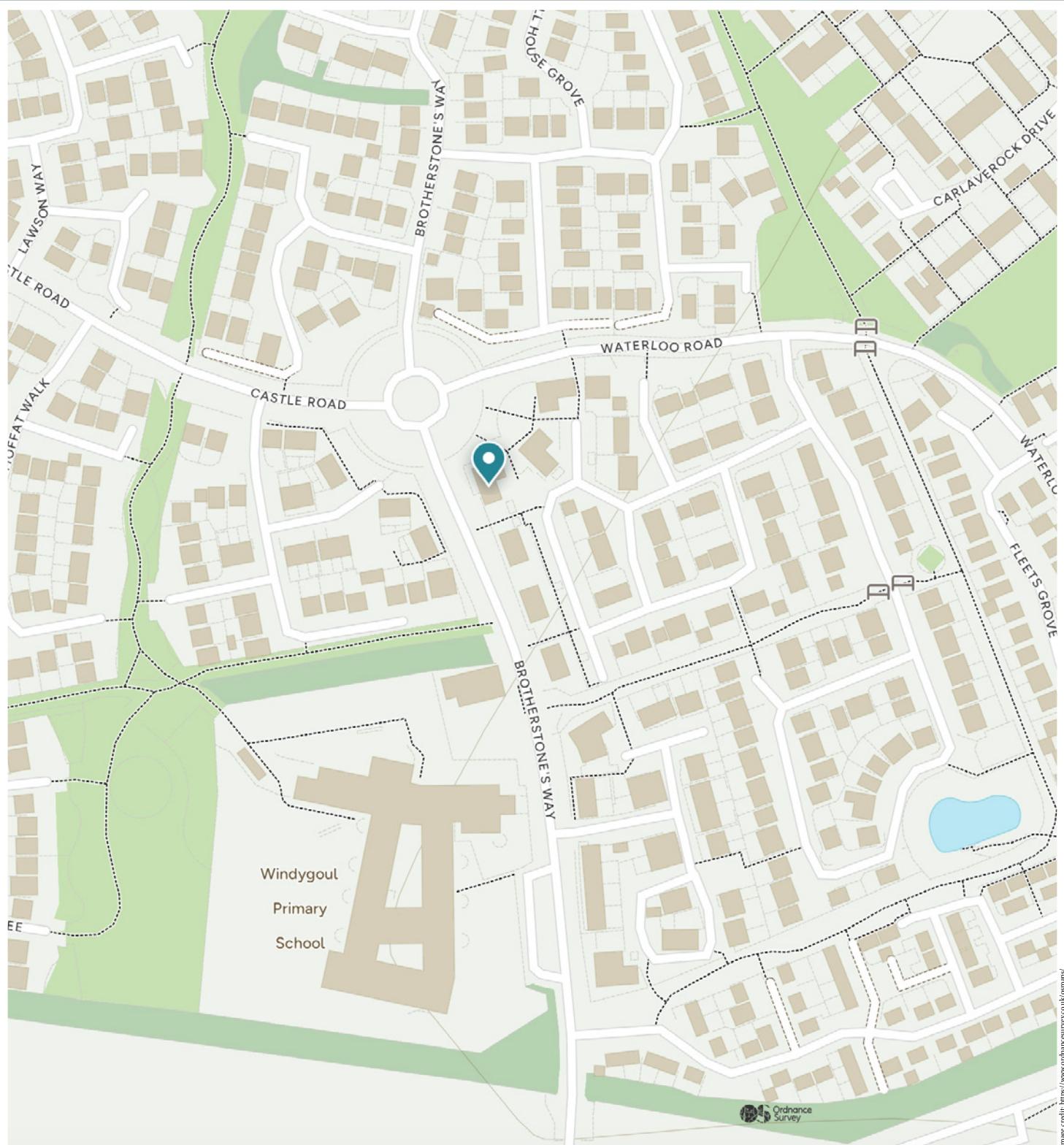


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

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