



51 Toll House Grove
TRANENT | EAST LOTHIAN | EH33 2QR


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This beautifully maintained and thoughtfully extended family home offers versatile accommodation arranged over two floors, combining stylish contemporary living with practical family space. Presented in immaculate condition throughout, the property is ready for immediate occupation and is ideally suited to modern family life.

The welcoming entrance hall provides access to the principal ground floor rooms, including the spacious lounge, study/bedroom five, cloakroom and the impressive kitchen/dining room. The hall also benefits from useful storage cupboards, including an understairs cupboard, while the first-floor landing leads to four further bedrooms and the family bathroom.

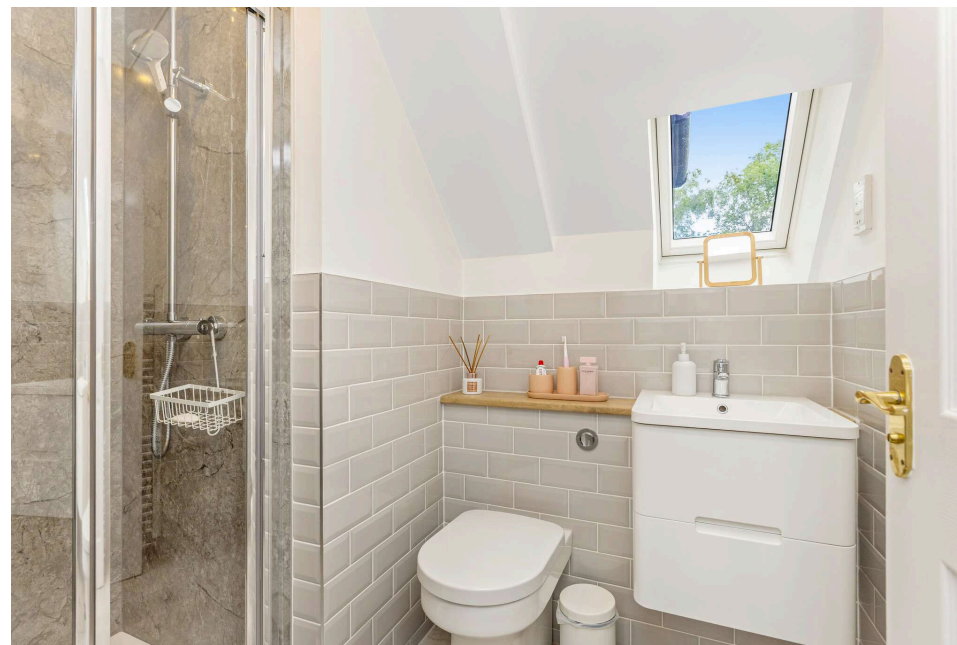
To the front of the property, the elegant lounge is a wonderfully bright and spacious reception room, enhanced by an attractive bay window overlooking the front garden, creating the perfect setting for relaxation and entertaining.

Undoubtedly the heart of the home is the recently extended open-plan kitchen/dining room. Designed with both style and functionality in mind, this superb space provides a real social hub for family life. The newly fitted kitchen features a comprehensive range of high-quality wall and base units, complemented by a central island and ample work surfaces. There is generous space for a large dining table and additional seating, making it equally suited as a family room. Finished with attractive herringbone flooring and flooded with natural light, double patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. A separate utility room offers further wall and base units together with plumbing for both a washing machine and tumble dryer.



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The ground floor also benefits from a cloakroom fitted with a WC and wash hand basin, along with a versatile study which could equally serve as a fifth bedroom, ideal for guests, home working or multi-generational living.

Upstairs, the principal bedroom is a delightful, light-filled retreat featuring a triple window overlooking the front garden, a Velux window to the rear, two fitted wardrobes and the added luxury of an en-suite shower room comprising a shower enclosure, WC and wash hand basin.

Bedrooms two, three and four are all well-proportioned double rooms, each benefiting from fitted wardrobes. Bedrooms two and four enjoy views over the front garden, while bedroom three overlooks the rear garden.

Completing the first floor is the family bathroom, fitted with a bath, separate shower cubicle, WC and wash hand basin, with a window providing natural light and ventilation.

Externally, the property continues to impress. The attractive front garden is enhanced by mature shrubs and planting, while a driveway provides off-road parking for several vehicles and leads to the attached garage. To the rear, the enclosed landscaped garden has been designed with ease of maintenance in mind, featuring an astroturf lawn and a generous patio area, ideal for outdoor dining and entertaining.

Offering flexible accommodation, high-quality finishes and exceptional family living space, this outstanding home presents a rare opportunity to acquire a property that has been carefully improved and impeccably maintained throughout. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

- Immaculate condition throughout
- Extended open-plan kitchen/dining/family room
- Five bedrooms with flexible accommodation
- Principal bedroom with en-suite shower room
- Landscaped, low-maintenance rear garden
- Garage and driveway parking for several cars

Energy Rating C, Council Tax band F.

Included in the sale will be all blinds, integrated appliances, washing machine and tumble dryer.

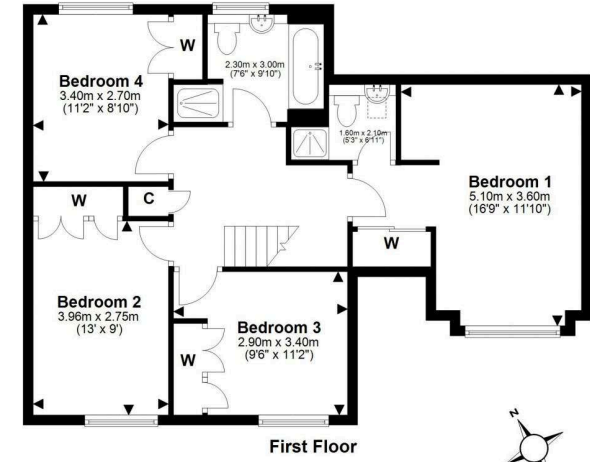
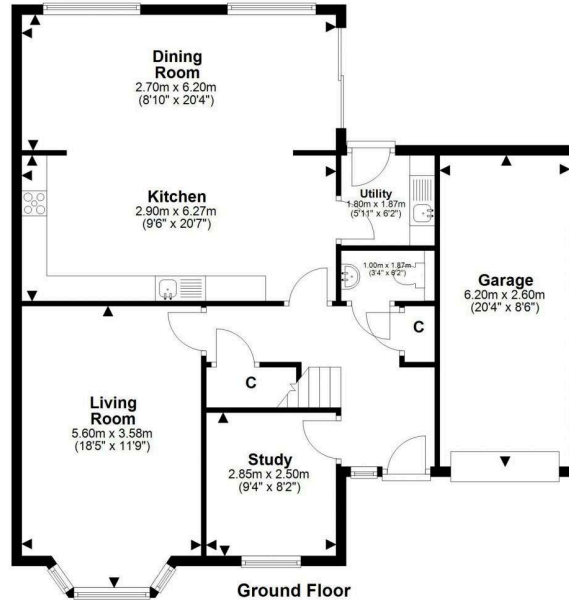
There is a factor fee of £28.12 per month, payable to Greenbelt.



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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

