



GSB Properties
22 Hardgate
Haddington, EH41 3JS



39 TOLL HOUSE GARDENS

TRANENT, EAST LoTHIAN, EH33 2QQ

This well-presented flat is set on the ground-floor of a modern development in Tranent and enjoys two bedrooms, a spacious living room, a breakfasting kitchen, and a modern bathroom, plus access to spacious shared gardens and private residents' parking.





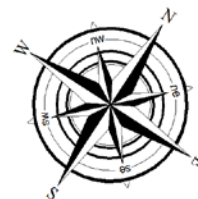
PROPERTY FEATURES

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- Modern development in Tranent
 - Well-presented ground-floor flat
 - Secure shared entrance
 - Hall with built-in storage
 - Spacious living room
 - Breakfasting kitchen
 - Two double bedrooms
 - Modern bathroom
 - Generous shared gardens
 - Private residents' parking
 - GCH and DG

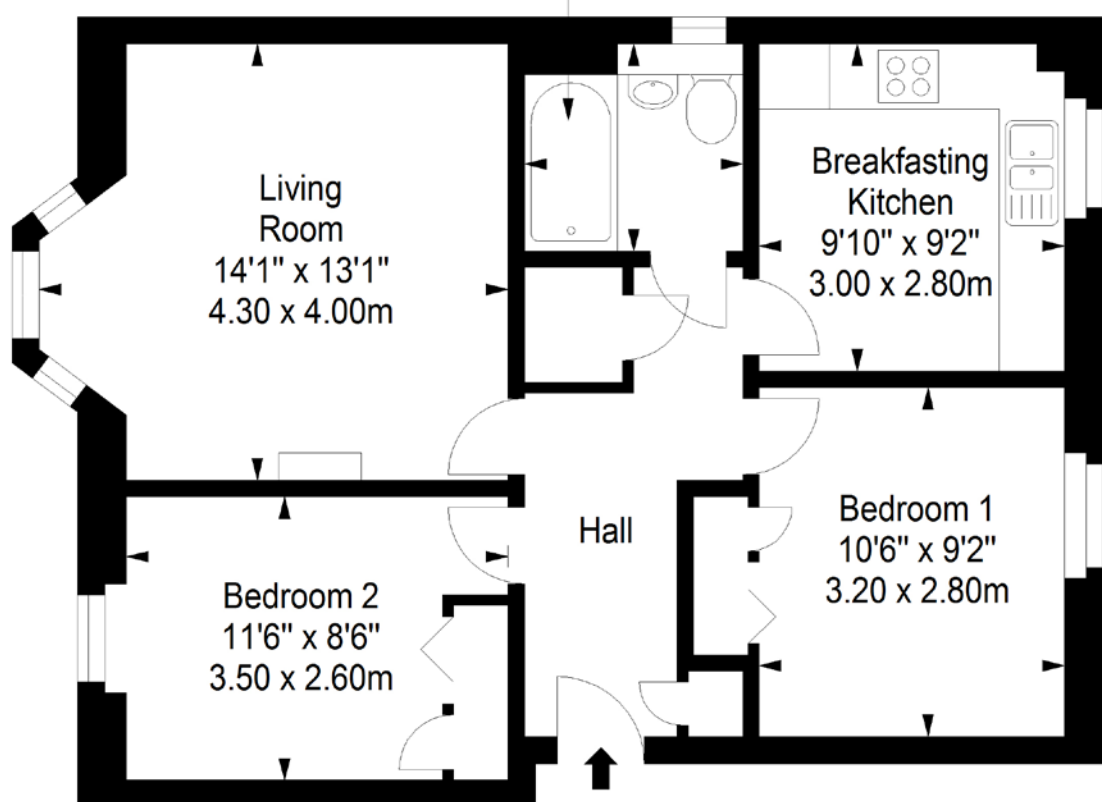
Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Ground Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



Bathroom
6'7" x 6'3"
2.00 x 1.90m



Total area: approx. 57.4 sq. metres (617.8 sq. feet)

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.