



GARDEN STIRLING BURNET

62 TOLL HOUSE GROVE,
TRANENT, EAST LoTHIAN, EH33 2QR





SUMMARY

Presented in true walk-in condition, this modern detached house is in immaculate decorative order, offering buyers an attractive blank canvas. The three-bedroom home features bright and spacious rooms, including a large living room and dining kitchen; plus, it has two bathrooms and a WC. The property further boasts private parking for three cars and a family-friendly rear garden, which has a neat lawn and a patio. In addition, it enjoys a convenient setting in Tranent, near amenities, transport links, green spaces, and local schools.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances (oven, gas hob, fridge/freezer, and washing machine) to be included in the sale.







"Three bright and airy bedrooms (with built-in mirrored wardrobes) served by a modern en-suite and family bathroom"







"A spacious detached house in true walk-in condition, forming part of a family-friendly development in Tranent"

FEATURES

- Spacious detached house in Tranent
- Part of a modern development
- Neutral interiors throughout
- Entrance hall with storage and a WC
- Living room with a bay window
- Well-appointed dining kitchen
- Utility room with garden access
- Naturally-lit landing with storage
- Three bedrooms with mirrored wardrobes
- Quality en-suite shower room
- Family bathroom with overhead shower
- Fully-enclosed, landscaped rear garden
- Integrated garage and double driveway
- Gas central heating and double glazing





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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.

FLOORPLAN

