



GARDEN STIRLING BURNET

**40 TOLL HOUSE NEUK**  
TRANENT, EAST LoTHIAN, EH33 2QU



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COUNCIL  
TAX BAND

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Welcome to a spacious and versatile semi-detached house with two reception rooms, four double bedrooms, and two bathrooms (plus a WC). Forming part of a family-friendly development in Tranent, this modern property is completed to impressive standards throughout, enjoying stylish interiors and contemporary finishings. It further boasts a four-car driveway and a lovely rear garden. Furthermore, this beautiful family home offers easy access to East Lothian's picturesque countryside and coastline, while being just a 30-minute drive from Edinburgh city centre.

Inside, you are welcomed by a hall with storage and a WC. In the living room, chic accent walls are paired with neutral décor and an engineered oak floor, creating a sumptuous aesthetic. It is well-proportioned for comfy lounge furniture and includes a focal-point media wall and inset electric fire with a living-flame effect. Ensuring a sociable flow of accommodation, the dining room is openly connected to the living area and kitchen. It has a large footprint, spanning the entire width of the property, and it extends out into the garden via French doors – perfect for entertaining. The kitchen is also spacious, boasting a suave monochrome-inspired palette with generous cabinet storage and sweeping worksurfaces. It also has a neighbouring utility room.

## FEATURES

- A modern semi-detached house with stylish interiors
- Part of a family-friendly development in Tranent
- Proximity to the countryside and coastline
- Welcoming entrance hall with storage and a WC
- Living room with media wall and inset fireplace
- Large dining room with French doors to garden
- Generously appointed kitchen and a utility room
- Four double bedrooms (two with wardrobes)
- Contemporary three-piece en-suite shower room
- Luxurious family bathroom with four-piece suite
- Private front driveway with parking for four cars
- Fully-enclosed, low-maintenance rear garden
- Gas central heating and double-glazed windows





To the home's front, there is a versatile double bedroom/family room that provides excellent flexibility, allowing the space to grow and change with you and your needs. The three remaining double bedrooms (two of which have built-in wardrobes) are on the first floor, each room enjoying modern décor that adheres to the home's high standards. The principal bedroom also boasts a contemporary en-suite shower room with a drenching rainfall showerhead. A luxurious and equally stylish four-piece family bathroom (which includes a shower cubicle) serves the other bedrooms. The property has gas central heating and double glazing. Outside, there is a private front driveway with parking for four cars. In addition, there is a fully-enclosed rear garden which has a low-maintenance design, incorporating an artificial lawn and a sheltered patio area for relaxing and dining.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances (oven and ceramic hob) to be included in the sale. Garden furniture is not included.







## TRANENT

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre, and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area, whilst The Fraser Centre is a community owned entertainment hub with a cinema. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



**SCAN HERE**  
To learn more about Tranent





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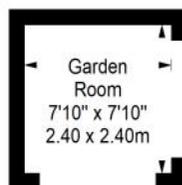
#### HOUSE SALES

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.

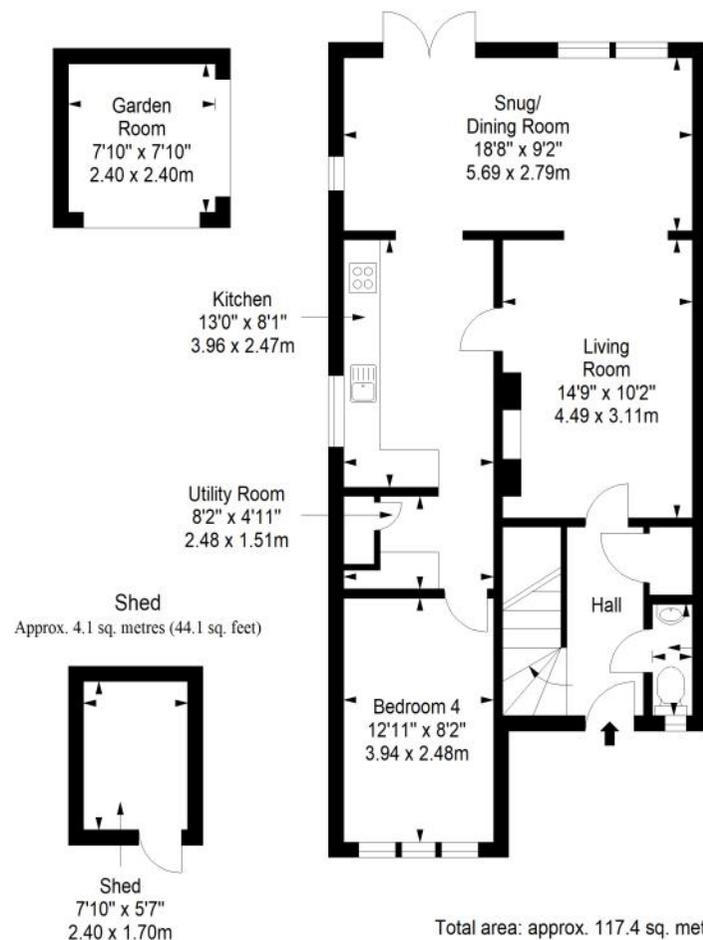
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN

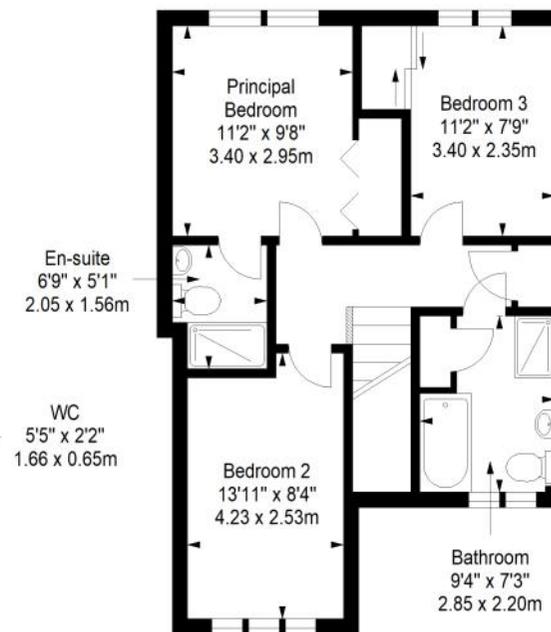
Garden Room  
Approx. 5.8 sq. metres (62.4 sq. feet)



Ground Floor  
Approx. 65.7 sq. metres (707.2 sq. feet)



First Floor  
Approx. 51.7 sq. metres (556.5 sq. feet)



Total area: approx. 117.4 sq. metres (1263.7 sq. feet)