

TRANENT
28 TOLL HOUSE GARDENS
EH33 2QQ



EPC RATING: C

OFFERS OVER £150,000



NEWLY REFURBISHED, REDECORATED AND RECARPETED TWO BED FIRST FLOOR FLAT IN MODERN DEVELOPMENT

This wonderful, spacious flat is ready to move into, having been recently updated with new kitchen & bathroom fittings, new gas central heating, fully redecorated and new floor coverings. Quietly situated within a modern landscaped development, well placed for easy access to the town centre and all its amenities. Good transport links make it great for commuters into Edinburgh.

VIEWING

By Appointment 07701 063582

PROPERTY DESCRIPTION

- Hall with handy walk-in storage cupboard
- Large bay windowed sitting/dining room
- Beautifully appointed kitchen with wide range of grey high gloss units & new appliances
- Two good sized double bedrooms, both with fitted wardrobes with mirrored sliding doors
- Contemporary bathroom with bath with shower over, vanity sink unit & wc
- New gas central heating system & upvc double glazed windows
- Well maintained landscaped gardens surrounding the block
- Unrestricted residents' parking
- Communal bin store
- Factored by Ross & Liddell at a cost of £46 per month to cover maintenance of the building & block buildings insurance. Further greenbelt factor fee of £10 per month to cover grass cutting, etc

AREA

Tranent is a historic town in East Lothian, set amid rolling countryside, just off the A1, which offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings. The vibrant centre has supermarkets including an Asda & Aldi, a doctor's surgery, library & post office, together with the Loch Centre which is a dedicated Sports & Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym & children's soft play area. Well renowned schools in the locality. Fort Kinnaird and Straiton retail parks are both a short drive away and have an extensive range of major high-street names, restaurants and a multi-screen cinema. Tranent is well-placed for access to the East Lothian coastline and many superb beaches. Commuting into Edinburgh is direct via the A1 to

the city bypass & A199, via the regular bus services available from the High Street and train services from nearby Musselburgh, Wallyford or Prestonpans.

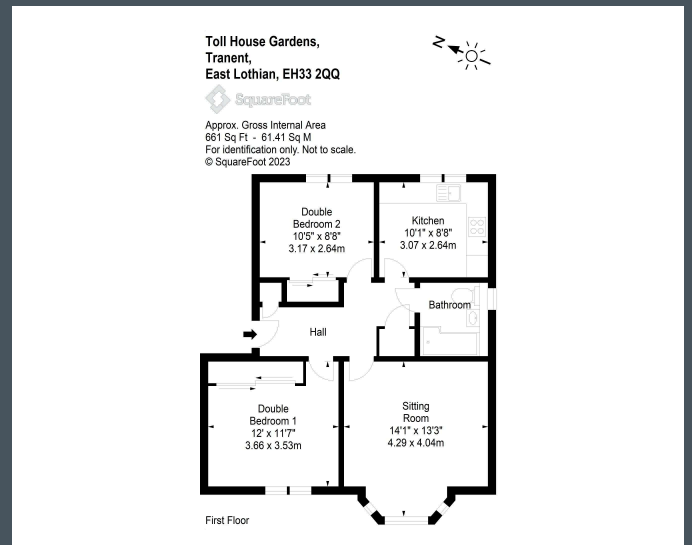
EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£155,000

Sitting/dining room	14'1 x 13'3 (4.29 x 4.04m)
Kitchen	10'1 x 8'8 (3.07 x 2.64m)
Bedroom 1	12' x 11'7 (3.66 x 3.53m)
Bedroom 2	10'5 x 8'8 (3.17 x 2.64m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

