



Flat 26, Toll House Gardens

Tranent, East Lothian, EH33 2QQ

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Set on the ground floor of a peaceful development with attractive communal gardens and residents' parking, this modern two-bedroom flat lies within walking distance of Tranent's central amenities and is well-connected to Edinburgh (10 miles away) by road and day/night buses. Local schools and picturesque open countryside are also easily reached by foot. The light and airy home is tastefully presented with understated décor and will no doubt appeal to professionals, first-time buyers, young families, and downsizers.

The flat is accessed via a communal vestibule with a secure entry system. On opening the front door, you step into a welcoming entrance hall. The hall boasts useful incorporated storage and is laid with practical oak-inspired flooring that flows seamlessly into the adjoining reception room. Extended by a bay window with leafy garden views, the bright living/dining room provides versatile floor space for a variety of furniture arrangements. Across the hall from the living area is a stylish wood-toned kitchen, with a marble-style worktop, fitted with an oven, a gas hob, and a feature chimney-style hood. Further equipping the space is a range of freestanding goods in coordinating statement black, comprising an upright fridge/freezer and a washing machine. Also found with the home are two plushly carpeted double bedrooms supplemented by fitted wardrobes with a stylish wood-effect frontage. Completing the accommodation on offer is a bright neutrally toned bathroom replete with a WC, a pedestal basin, and a bath with an overhead shower, a glazed screen, and an aqua-panelled surround. The property is kept warm and efficient by a gas central heating system and full double glazing.



Features

- Peaceful modern development
- 30 minutes' drive from Edinburgh
- Ground-floor flat with tasteful interiors
- Secure entry system
- Entrance hall with storage
- Bright living/dining room
- Stylish kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Attractive communal gardens
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C





“Ground-floor flat with tasteful interiors in a peaceful, modern development with two double bedrooms”







Externally, the development is set within well-maintained communal gardens, neatly laid to lawn. Residents' parking is also provided.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, integrated appliances, a fridge/ freezer, and a washing machine.

Tranent, East Lothian

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. 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.

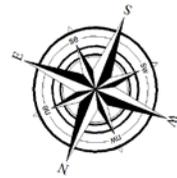




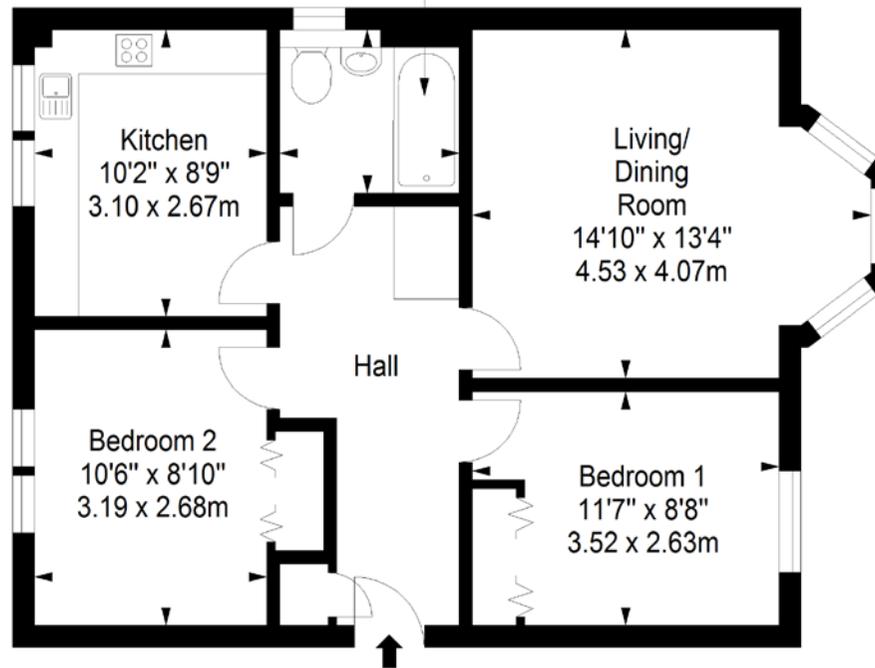
Floorplan

Ground Floor

Approx. 59.3 sq. metres (638.3 sq. feet)



Bathroom
6'9" x 6'2"
2.07 x 1.87m



Total area: approx. 59.3 sq. metres (638.3 sq. feet)

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DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.