



GARDEN STIRLING BURNET

63 TOLL HOUSE GARDENS, TRANENT
EAST LoTHIAN, EH33 2QQ



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Presented with tastefully subtle décor, this two-bedroom ground-floor flat lies within an attractive modern development offering residents access to on-site parking and neatly tended gardens. The flat's peaceful setting is less than a mile from Tranent's central amenities, and the town is well-connected to Edinburgh by road and bus links. Additionally, the coast and countryside are easily accessible, making this property highly appealing to a range of buyers, including professionals seeking an escape from city living, young families, and those looking to downsize.

Access to the flat is via a communal vestibule with a secure entry system. Inside, you are welcomed by a central hall with built-in storage and wood-style flooring, which continues into the adjoining reception room. This room is enhanced by a bay window that frames garden views and offers a flexible space for comfortable seating and dining arrangements. Returning through the hall, you reach a bright, contemporary kitchen designed in an understated classical style. It features attractive white cabinets and a marbled countertop, complemented by oak-inspired flooring. The appliances include an integrated oven and gas hob, an under-counter washing machine, and an upright fridge freezer.

FEATURES

- Well-connected country town
- Peaceful modern development
- Ground-floor flat with understated interiors
- Communal vestibule with secure entry system
- Entrance hall with storage
- Bay-fronted living/dining room
- Bright, attractive kitchen
- Two double bedrooms with storage
- Bright bathroom with shower-over-bath
- Well-kept communal gardens
- On-site private parking
- Gas central heating and full double-glazing





The interior also boasts two double bedrooms, both airy and carpeted for comfort, and each equipped with fitted wardrobes. A bright bathroom completes the home, simply styled with white sanitaryware and tiling. It includes a WC, a pedestal basin, and a bath with an overhead shower and glazed screen. The property is kept warm and energy-efficient via gas central heating and full double glazing.

Externally, there are lawned gardens for all residents to enjoy, plus the convenience of on-site private parking. A factor maintains the development. This factoring agreement is in place with Ross and Lidell for the upkeep of communal areas and building insurance, presently charged at approx. £115 per month.

Extras: All fitted flooring, selected window coverings, and light fittings are included in the sale.







Tranent, East Lothian

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The bustling town, which has enjoyed considerable development over the past few years, 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 only takes 20 minutes. Perched on a hill, Tranent enjoys lovely views across the Firth of Forth towards Fife and the surrounding rolling hills. The town centre offers a good variety of shops, banks, various restaurants, pubs and a library. Located in the heart of Tranent, the Loch Centre is a dedicated sports and community centre with a 25-metre swimming pool, a multi-purpose sports hall, dance studios, a gym and a children's soft play area. Residents are also just a short drive from East Lothian's various golf courses, which are regarded as some of the best in Scotland. For more extensive retail and leisure, nearby Fort Kinnaird Retail Park hosts a range of large retail outlets and restaurants. Primary and secondary schooling are catered for in the town; tertiary and further education is available at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.





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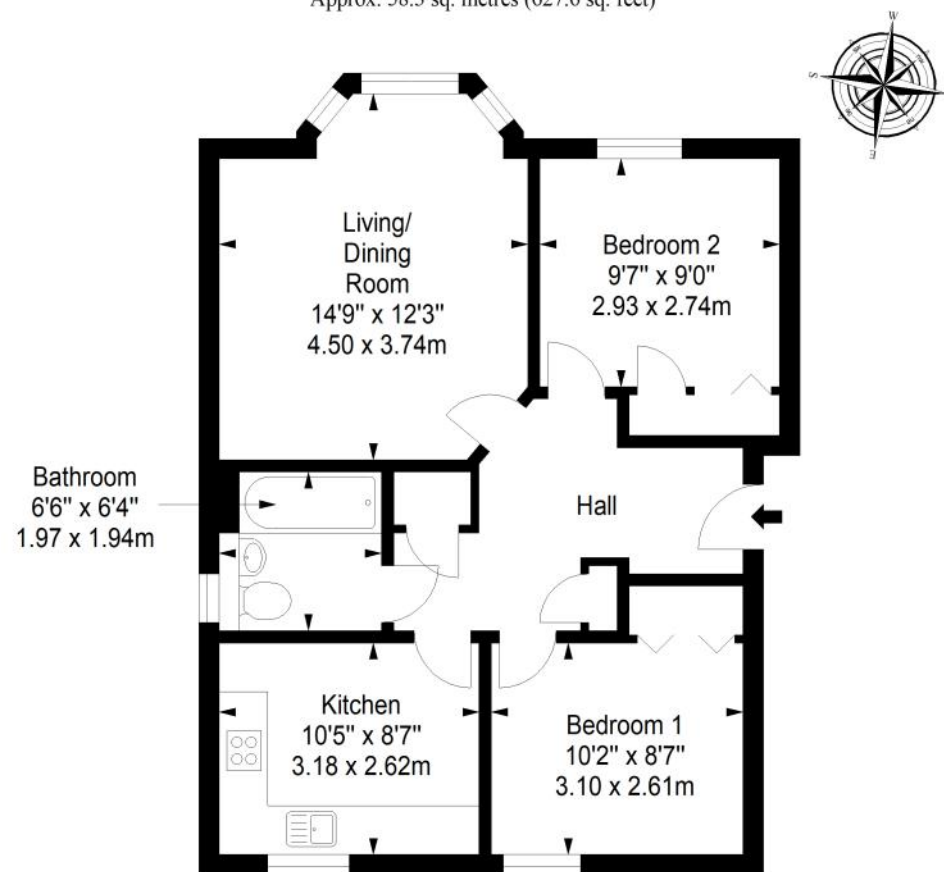
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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

Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



Total area: approx. 58.3 sq. metres (627.6 sq. feet)