

COULTERS[©]

16 TOLL HOUSE GROVE

TRANENT, EAST LoTHIAN, EH33 2QR

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

16 Toll House Grove is a beautifully presented, detached three-bedroom home, perfectly suited for modern family living.

Step inside to discover a spacious open-plan sitting and dining area, designed to combine comfort and style. Patio doors at the rear open directly onto the garden, creating a seamless connection between indoor and outdoor living while filling the space with natural light.



The kitchen has been recently renovated, offering a fresh, contemporary environment ideal for cooking and socialising with family and friends and benefits from a range of integrated appliance and ample storage include a large pantry cupboard. On the ground floor accommodation is completed by a modern WC which adds practicality and convenience.

KEY FEATURES



Beautifully presented detached family home.



Front garden and a generous, enclosed rear garden with



Located in the popular East Lothian town of Tranent.



EPC Rating - C



Three spacious double bedrooms, one with an en-suite.



Integrated garage and driveway for two cars.

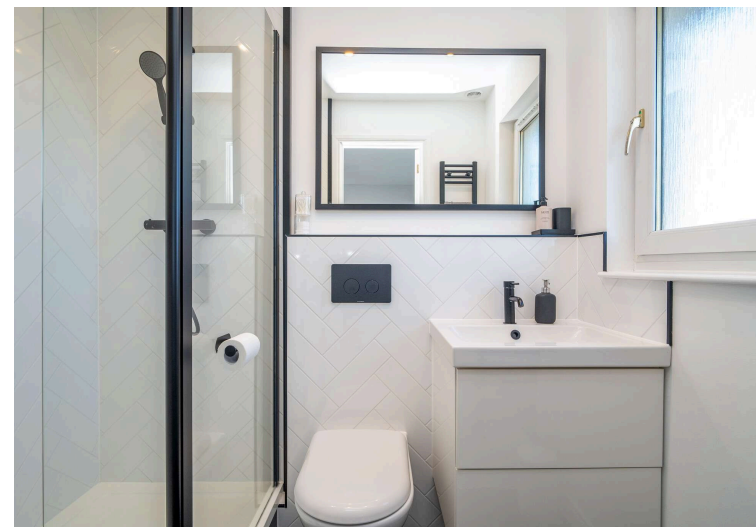


Excellent local amenities nearby.



Council Tax Band - E





All three bedrooms are located on the first floor, providing a private retreat for the family. The principal bedroom is a particular highlight, complete with a sleek, modern en-suite, while the remaining two bedrooms share a well-appointed family bathroom.

A notable feature is the garden shed with electricity which is currently being used as a home gym but could also be perfect as a workshop, home office, or for additional storage. The property also benefits from off-street parking for two cars and an integrated garage, combining style, comfort, and practicality in one ready-to-move-in home.





THE LOCAL AREA

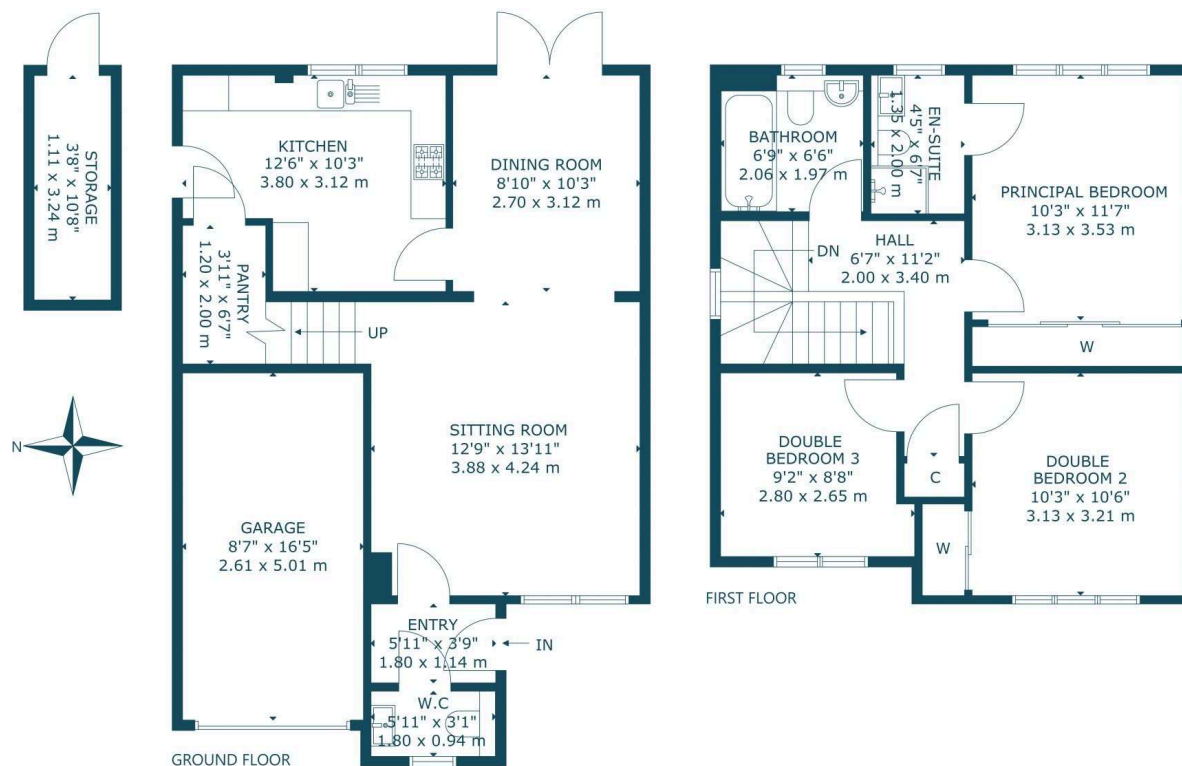
Approximately ten miles east of Edinburgh, Tranent is a bustling East Lothian town with a welcoming community. Its wonderful location means that outdoor recreational opportunities are exceptional including countryside walks and cycles, golf at some of the most renowned courses, and days spent on breath-taking beaches including those at nearby Gullane and North Berwick. Indoor recreation is well provided at the Mercat Gait Centre in nearby Prestonpans, housing a 25m swimming pool, health suite, state-of-the-art gym and fitness classes and Meadowmill Sports Centre has a gym and outdoor sports pitches. The thriving high street features an array of retailers perfect for daily shopping needs and there is a large Aldi and Asda along with restaurants and pubs. Fort Kinnaird Retail Park only a short drive away has an Odeon Cinema, high street stores, and casual dining choices such as Five Guys. Local schooling includes Sandersons Wynd Primary School and Windygoul Primary School and it is in the catchment area for Ross High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. The nearest train station is Prestonpans which offers regular services between Edinburgh and North Berwick and there is easy access to Edinburgh by car via the A1 and City Bypass.

EXTRAS

All integrated appliances, fitted flooring, light fittings and blinds are included in the sale price. The ceiling light fittings in the living and dining areas will be replaced with pendant light fittings.

HOME REPORT VALUATION: £300,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,144 SQ FT / 106 SQ M
 GARAGE 141 SQ FT / 13 SQ M, STORAGE 39 SQ FT / 4 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.