



## 39 Toll House Gardens

Tranent, East Lothian, EH33 2QQ

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This appealing two-bedroom flat lies on the ground floor of an attractive modern development offering plentiful on-site parking and well-maintained communal gardens. The immaculate interiors have been thoughtfully decorated in a classical colour palette with stylish finishings, giving the home an exceptionally warm and inviting feel. Its peaceful situation is less than a mile from the town centre, with convenience shopping on the doorstep and open countryside a short stroll away. Central Edinburgh is also accessible in approximately half an hour by bus or car.

The flat is reached via a secure shared vestibule. Behind the front door, the sophisticated internal finish is instantly apparent within a hallway featuring soft-green walls, period-style panelling, and oak-inspired flooring that flows through much of the accommodation. This airy entrance area (with useful storage) leads to the spacious living room. Here, a wide bay window and rich red décor create a homely light-filled sitting area that pleasantly overlooks the gardens. Returning through the hall you reach a bright kitchen presented with an understated Shaker-style finish and on-trend green décor. Cabinets and workspace are fitted around a seated breakfasting area and accompanied by an integrated oven and a gas hob with a stainless-steel splashback, and a freestanding washing machine and tall fridge freezer. Also found within the flat are two double bedrooms accompanied by fitted wardrobes. Both rooms are tastefully offset by subtle décor.

## Features

- Appealing ground floor flat
- Modern development in Tranent
- Secure entry system
- Tasteful interiors throughout
- Entrance hall with storage
- Bay windowed living room
- Attractive breakfasting kitchen
- Two double bedrooms with wardrobes
- Contemporary shower room
- Well-kept communal grounds
- Private residents' parking
- GCH and double glazing
- EPC Rating - C





“appealing two-bedroom flat, part of an attractive modern development offering a well-maintained communal gardens”







Finally, the interiors are completed by a bright shower room that is chicly appointed with large format tilework and brass fittings. It includes a WC-suite and the luxury of a walk-in rainfall shower. The property is kept warm and efficient by gas central heating and full double-glazing.

Externally, the landscaped grounds offer residents shared access to unrestricted private parking and neatly kept gardens.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated/freestanding appliances. The living room fire surround and stove are not included.

## 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.

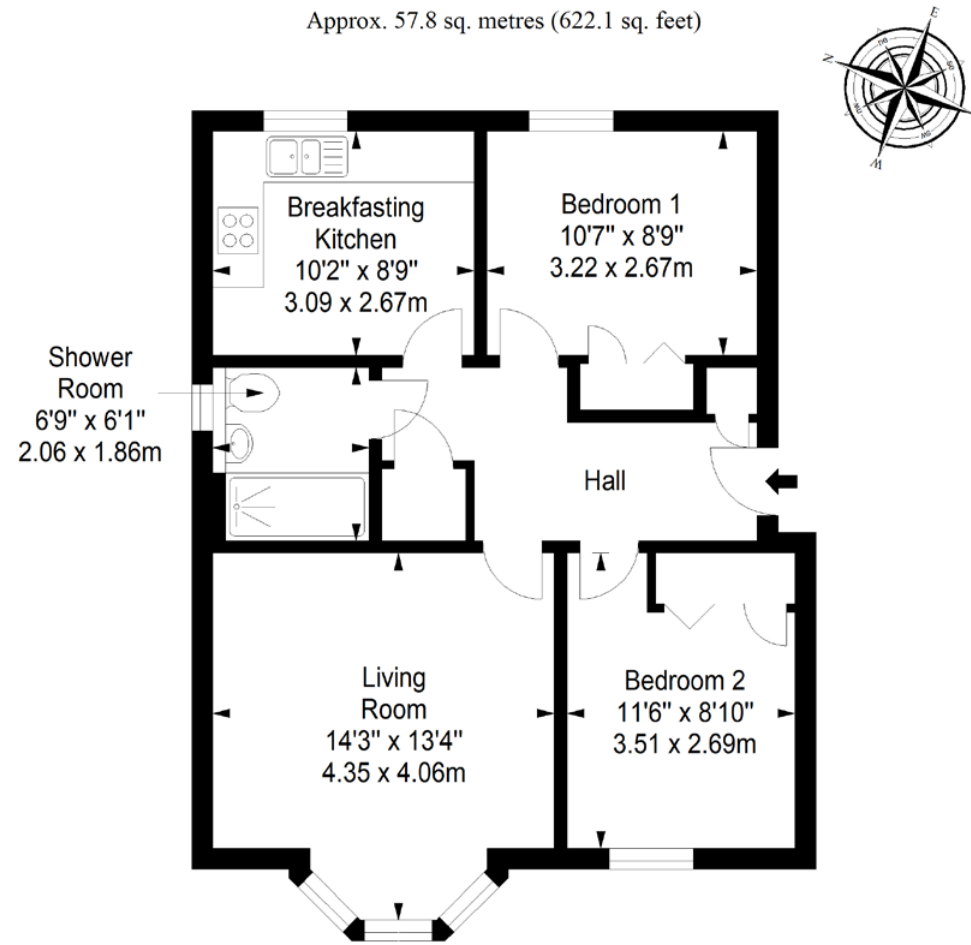




# Floorplan

## Ground Floor

Approx. 57.8 sq. metres (622.1 sq. feet)



Total area: approx. 57.8 sq. metres (622.1 sq. feet)

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