

Tranent
Call 01875 611211

Offers Over £385,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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45 Toll House Grove, Tranent, EH33 2QR



This substantial and beautifully presented six bedroom detached villa with conservatory, garage and driveway, and fully enclosed, child safe, rear garden, is set in a sought after residential area within the popular East Lothian rural town of Tranent. This fabulous family home offers generous flexible family accommodation and is situated close to local amenities with excellent transport links across Edinburgh and the Lothians. This lovely family home with open views over the fields to the rear, is in move-in condition and viewing is highly recommended to fully appreciate it.

Accommodation

GROUND FLOOR

- * Generous bay windowed sitting room
- * Light & airy spacious fitted kitchen/dining room
- * French doors from the dining area to the conservatory
- * Door from the kitchen leading to the rear garden
- * Cloakroom/WC

FIRST FLOOR

- * Four double bedrooms all with fitted wardrobes, one with en suite shower room/WC
- * Additional family bathroom/WC

SECOND FLOOR

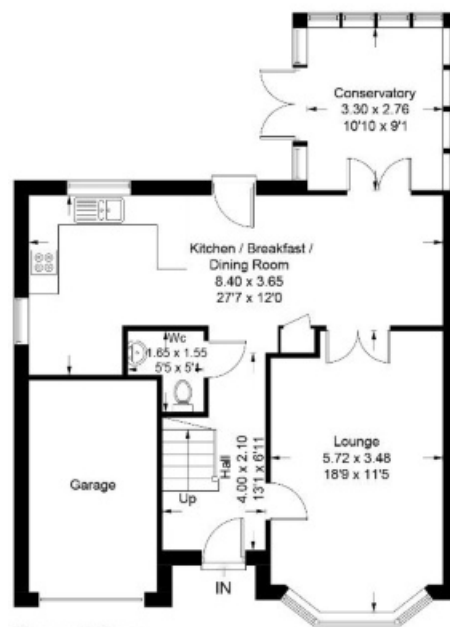
- * Fabulous master bedroom with en suite shower room/WC and fitted wardrobes
- * Fifth double bedroom

ADDITIONAL INFORMATION

- * Gas central heating & double glazing throughout
- * Fabulous enclosed & child safe rear garden with open outlook
- * Garage & Driveway providing off street parking

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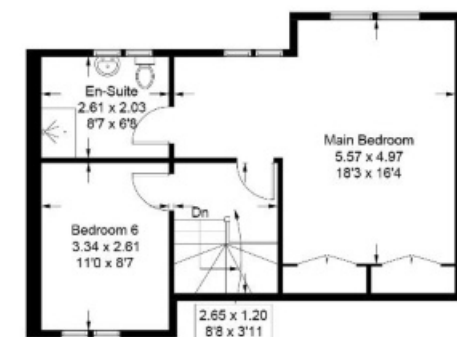
Approximate Gross Internal Area = 172.0 sq m / 1851 sq ft
(Excluding Garage)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308843)

Situation

Located in the scenic countryside of East Lothian, 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 and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, various restaurants, pubs, a library plus an Aldi and Asda store. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

Fixtures and Fittings

All integrated appliances, blinds, floor coverings, light fittings, (where

applicable), and all other fixtures and fittings are included in the sale.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

G

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Tranent
Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.