



22 Toll House Grove

Tranent, East Lothian, EH33 2QR

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Set on a quiet cul-de-sac, this modern three/four-bedroom detached house has an enviable location as part of a family-friendly development in the heart of Tranent. The beautiful home also boasts a move-in condition, with attractive interior design and quality finishings throughout. It provides three/two reception areas, a well-appointed kitchen, and two bathrooms (plus a WC), as well as private parking and a generous garden.

Nestled behind a neat front garden, the home's main door opens into an inviting hall with a convenient WC. Moving into the living room, the delightful welcome continues. Here, neutral décor is complemented by a tasteful feature wall and a rich wood-inspired floor. The lovely aesthetic heightens a bright and airy ambience, along with the openly connected dining room that allows a flood of dual-aspect light. French doors extend out into the garden as well for summer entertaining. Next door, the kitchen has a stylish Shaker-inspired design, with ample cabinet storage and wood-toned worktops. It comes with additional built-in storage, an integrated oven, ceramic hob, and extractor hood, with space for freestanding goods. A spacious family room with chic styling completes the ground floor, offering the versatility to be used as a fourth bedroom – perfect for growing families.

Features

- Modern detached house in move-in condition
- Part of a family-friendly development in Tranent
- Inviting hall with a convenient WC
- Spacious living room and open-plan dining room
- Family room/fourth double bedroom
- Stylish Shaker-inspired kitchen
- Bright landing with an airing cupboard
- Two double bedrooms with built-in wardrobes
- Versatile third bedroom/home office
- Contemporary 3pc en-suite shower room
- 3pc family bathroom with double-ended bath
- Floored attic with shelving for storage
- Well-maintained front and rear gardens
- Summerhouse, shed, and stone barbecue hut
- Private monoblock double driveway
- Gas central heating and double glazing
- Freehold Property
- EPC Rating - C
- Council Tax Band - E



“Spacious living room and open-plan dining room with French doors that extend out into the garden. Next door is a stylish Shaker-inspired kitchen. A family room/fourth double bedroom completes the ground floor.”









Upstairs, a bright landing offers an airing cupboard before connecting to the three bedrooms, all of which are beautifully styled. The principal suite is a large double that has the luxury of a contemporary en-suite shower room and a built-in mirrored wardrobe, providing generous clothes storage. The second double bedroom also has a built-in mirrored wardrobe and (like the principal suite) it is laid with a wood-toned floor. The carpeted third bedroom is a flexible space that can house a double bed or be used creatively such as an office. The home is finished by a quality family bathroom, equipped with a storage-set WC suite, a towel radiator, and a double-ended bath with a handheld shower. There is also a floored attic with shelving for excellent storage. Gas central heating (with digital thermostat) and double glazing ensure year-round comfort.

Externally, the property boasts a large rear garden that is fully enclosed for safety. It is carefully landscaped with lawns, a timber deck, and a patio creating an ideal space for all family members. A summerhouse, a shed, and a stone barbeque hut add the finishing touch. A monoblock double driveway provides off-street parking.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale. Freestanding white kitchen goods may be available by separate negotiation.

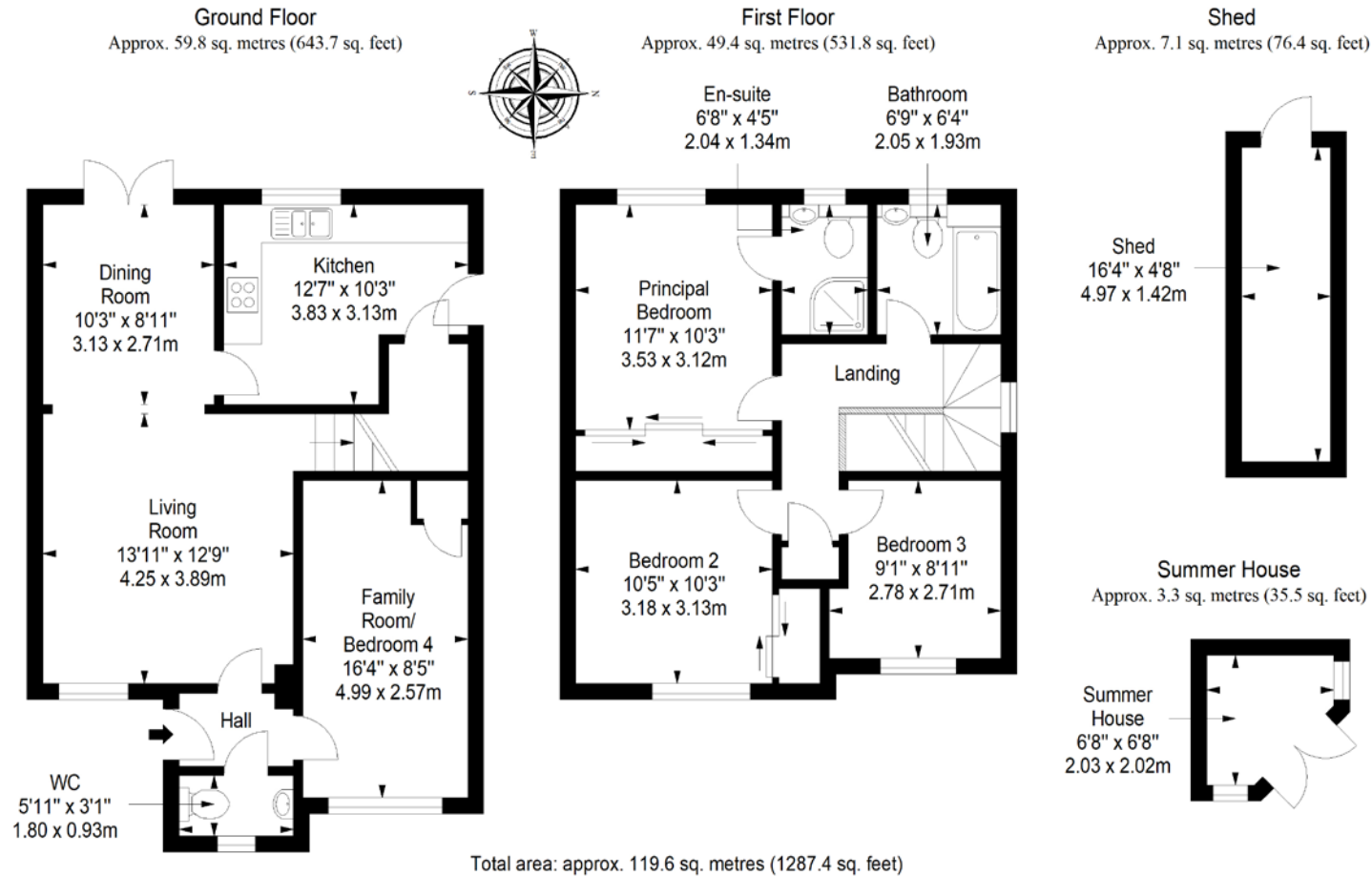
Tranent, East Lothian

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



20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

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