



72 Toll House Grove TRANENT EH33 2QR, Tranent, EH33 2QR, Tranent , East Lothian

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Boyd Legal are delighted to present to the market this beautifully presented 4-bedroom semi-detached house, well positioned within a modern development, located within the popular East Lothian town of Tranent. Internally the property has been decorated and finished to a high standard with quality fixtures and fittings throughout. The property comprises: a welcoming entrance hallway, large bright and spacious lounge, dining room with French doors to rear garden, modern fitted kitchen with large pantry, there is a useful downstairs WC next to bedroom 4. A carpeted staircase leads to the upper level giving access to main bedroom which provides a tranquil retreat and comes complete with stylish en-suite and full length fitted storage, two further double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing and excellent storage facilities, including attic storage. There is well manicured private garden to both the front and rear and a generous double driveway to the front provides ample off-street parking. Viewing is highly recommended to fully appreciate the size, standard and quality of what this property has to offer.

Location
Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The property is within short walking distance to both primary and secondary schools. The town itself has a well-established high street with a choice of banks, Post Office, ample shops and amenities including a grocery store and an American style ice cream parlour. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores. Tranent's popularity with commuters is in part due to excellent bus services operating to and from the city centre and many surrounding areas along with a network of roads leading to the city centre which is approximately ten miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town, there is a range of schools for all ages and several leisure facilities including a swimming pool.

BASE INFORMATION:

Rooms	: 2
Bed	: 4