



26 Toll House Gardens, Tranent, East Lothian, EH33 2QQ

Light and Beautifully Presented, Two-Bedroom, Ground-Floor Flat

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Property Description

Light and beautifully presented, two-bedroom, ground-floor flat, set in a factored residential development. Surrounded by leafy grounds, in a modern and established residential area of Tranent, East Lothian.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a family bathroom.

Ready-to-move-in highlights include a modern fitted kitchen and bathroom, a front-facing bay window, contemporary flooring, and gas central heating. In addition, there is excellent integrated storage provision, including wardrobes for both bedrooms and double glazing.

The development provides a secure entry system, landscaped grounds, unrestricted residents' parking, with a local supermarket adjacent.

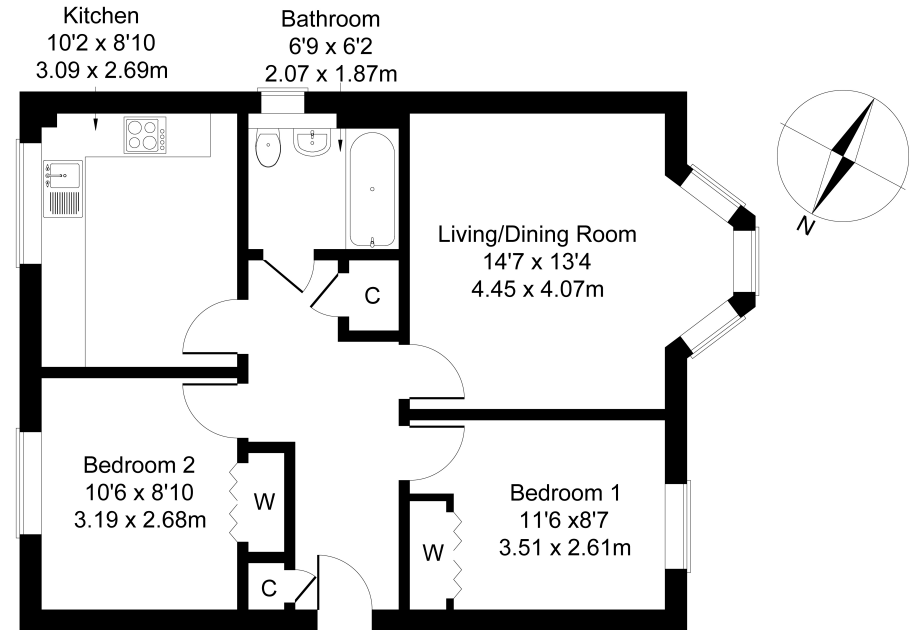
The welcoming entrance hall provides access to all rooms and features two convenient storage cupboards. At the front of the property, the spacious living/dining room is bathed in natural light from a charming bay window, enhanced by wooden flooring, light neutral décor, a feature acoustic wall panel, and a wall-mounted TV point—creating a comfortable and stylish space to relax or entertain. To the rear, a modern fitted kitchen boasts a stone-effect worktop with matching upstands, an integrated oven and hob, stainless steel sink with drainer, and ample room for additional appliances.

Both double bedrooms are quietly positioned to opposite aspects of the flat, each finished with tasteful décor, built-in wardrobes, and matching wooden flooring for a cohesive feel. Completing the accommodation, the bathroom features a contemporary three-piece suite, panel splash walls, a ladder-style radiator, and a clean, modern finish.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



Ground Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Tranent is a historic town in East Lothian, conveniently situated just off the A1. It features a blend of modern housing developments that surround the charming old town centre, known for its traditional stone-built architecture. The vibrant town centre offers a range of amenities, including supermarkets such as ASDA and ALDI, a doctor's surgery, leisure centre, library, and post office. Nearby, Fort Kinnaird and Straiton retail parks provide an extensive selection of major retailers,

restaurants, and a multi-screen cinema. Surrounded by picturesque countryside, Tranent also enjoys easy access to East Lothian's stunning coastline and numerous beautiful beaches. For commuters, the A1 offers direct routes to Edinburgh city bypass and A199, while regular bus services operate from the High Street. Additionally, train services are available from nearby Musselburgh, Wallyford, and Prestonpans.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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