




McEwan Fraser Legal
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7 Toll House Grove

TRANENT, EAST LOTHIAN, EH33 2QR



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 town itself has a well-established high street with a choice of banks, Post Office, ample shops and amenities including a brand new 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.



TRANENT, FORT KINNAIRD RETAIL PARK, ROYAL MUSSELBURGH GOLF CLUB

7 TOLL HOUSE GROVE

An excellent opportunity has arisen to acquire this spacious 6 bedroom detached villa, well position within a secluded corner plot and making for an ideal family home. While being located within the popular East Lothian town of Tranent, viewing of highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: entrance hallway with an under-stair storage cupboard and a two-piece, partially tiled WC with extractor fan and the spacious, triple aspect lounge has a bay window, a feature gas fire including surround and access to the conservatory.

The fully fitted, partially tiled kitchen benefits from an integrated 5 gas hob, extractor hood, double oven/grill, dishwasher and fridge/freezer, which is located next to the dual aspect dining room, providing access to the rear garden through double patio doors and the fully fitted, partially tiled utility room is where you will find the boiler and access to the rear garden. The fully double glazed conservatory finishes off a long list of public rooms while providing further access to the rear garden through double patio doors and there are two double bedrooms, one of which is currently used as a family room while the other has double built-in wardrobe.

First Floor: landing with a Velux window and a cupboard which houses the water tank, a spacious master bedroom with a dressing room as well as a three-piece, partially splash-backed en-suite shower-room, with double shower cubicle, extractor fan and a Velux window. There are three further double bedrooms, two of which have built-in wardrobes and the four-piece family bathroom is partially tiled, partially splash-backed while also having an extractor fan and Velux window.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, secure private garden grounds to the front, side and rear of the property, including a double driveway as well as a double detached garage to accommodate for secure off-street parking for up to 7 cars. Unrestricted on-street parking accommodates for visitors.



KITCHEN, UTILITY & LOUNGE

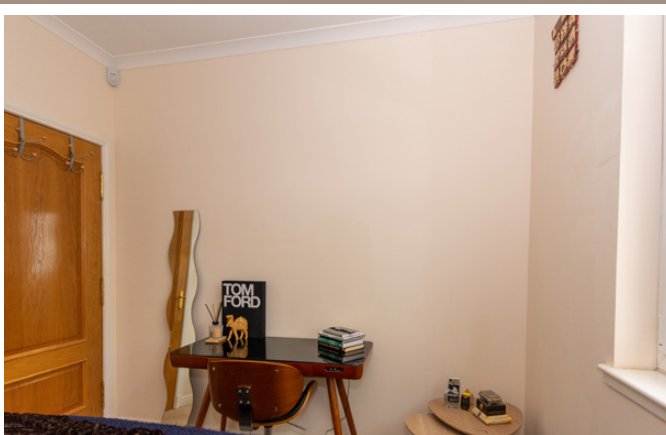


SPACIOUS DETACHED VILLA - MAKING FOR AN IDEAL FAMILY HOME



DINING AREA, CONSERVATORY & HALL







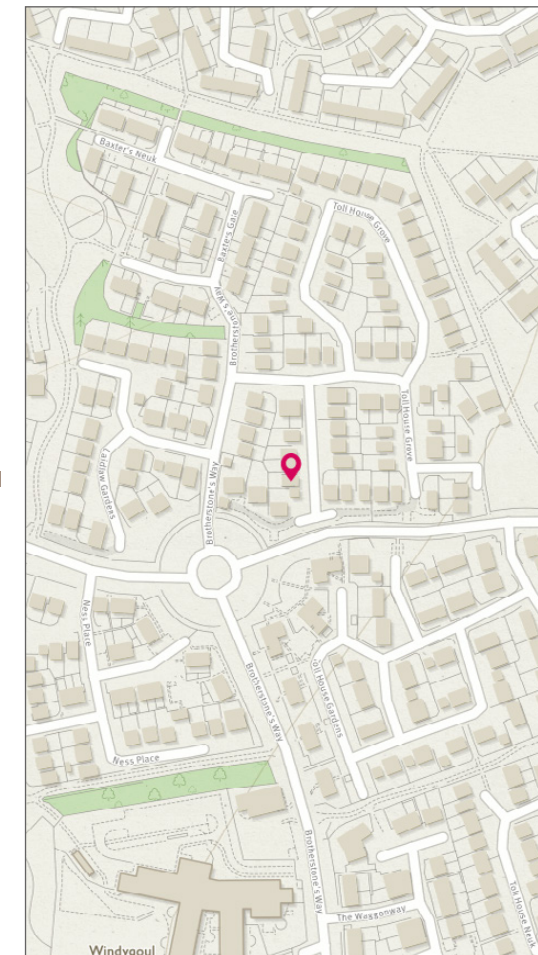
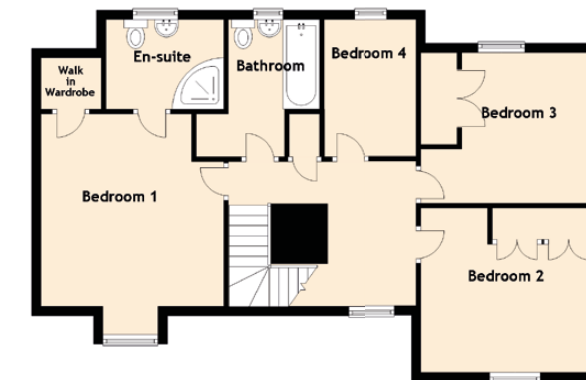
BATHROOM



WC



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	6.80m (22'4") x 3.79m (12'5")
Kitchen/ Dining Area	6.30m (20'8") x 3.61m (11'10")
Utility	2.20m (7'3") x 1.70m (5'7")
Conservatory	3.60m (11'10") x 3.20m (10'6")
Sitting Room/ Bedroom 6	4.05m (13'3") x 3.34m (10'11")
Bedroom 1	4.12m (13'6") x 3.91m (12'10")
Walk in Wardrobe	1.29m (4'3") x 1.10m (3'7")
En-suite	2.80m (9'2") x 2.12m (6'11")
Bedroom 2	3.70m (12'2") x 2.00m (6'7")
Bedroom 3	3.70m (12'2") x 2.93m (9'7")

Bedroom 4	3.04m (10') x 1.99m (6'6")
Bedroom 5	3.09m (10'2") x 2.78m (9'1")
Bathroom	2.94m (9'8") x 0.75m (2'6")
WC	2.15m (7'1") x 1.14m (3'9")

Gross internal floor area (m²) - 197m²

EPC Rating - C



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