

# 65 Toll House Gardens

TRANENT, EH33 2QQ



*Modern, tastefully decorated two-bed flat, perfect for first-time buyers or professional couples*



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McEwan Fraser Legal is delighted to present Toll House Gardens to the market. This delightful two-bedroom flat is situated within a modern and attractive purpose-built building, showcasing a charming exterior with its light-rendered walls, complemented by stone detailing and bay-style windows. Surrounded by well-maintained communal gardens with lush green lawns and hedging, the property enjoys a peaceful and appealing setting.

# THE LIVING ROOM



Upon entering the flat, you are greeted by a welcoming entrance hallway finished with quality wood-effect flooring, providing access to all rooms. The hallway is spacious and features a charming arched recess near the front door, offering a warm and inviting first impression. The living room is beautifully presented, with stylish décor and a large bay window that allows natural light to flood the room. The feature wall, enhanced by panel detailing, adds a contemporary touch, creating a perfect space for relaxation and entertaining. The room is well-proportioned and provides ample space for a comfortable seating area.

# THE KITCHEN



The modern kitchen boasts sleek wood-effect cabinets and dark worktops, offering both excellent storage and workspace. Integrated appliances include an oven, hob, and extractor hood, while additional space is available for further white goods. The dual-aspect windows brighten the room, making it a practical and enjoyable area for cooking.





The principal bedroom is a generously sized double, featuring built-in storage to keep the space neat and uncluttered. The room is decorated with soothing tones and elegant finishes, ensuring a restful atmosphere. The second bedroom, also a well-sized double, enjoys a bright and airy feel with tasteful décor and plenty of natural light, making it an ideal guest room or office space.

The bathroom is contemporary and stylish, featuring a modern suite comprising a bath with shower, a pedestal basin, and a WC. Finished with attractive tiling and subtle colour choices, this space feels fresh and inviting.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

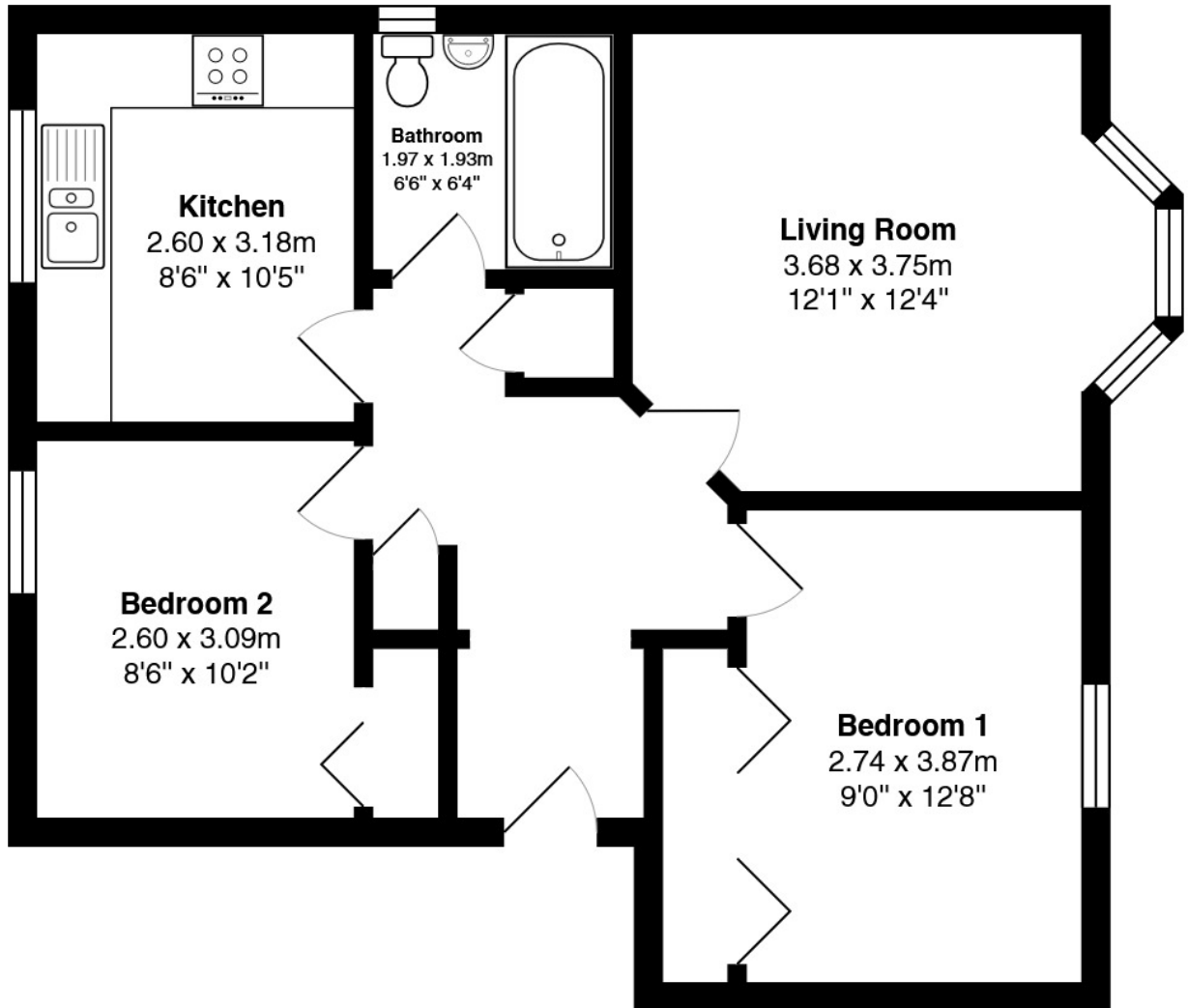


Overall, this well-presented flat offers a wonderful opportunity to acquire a comfortable and stylish home, with modern touches throughout and in a desirable location. Ideal for first-time buyers, young professionals, or investors seeking a quality property.

# EXTERNALS

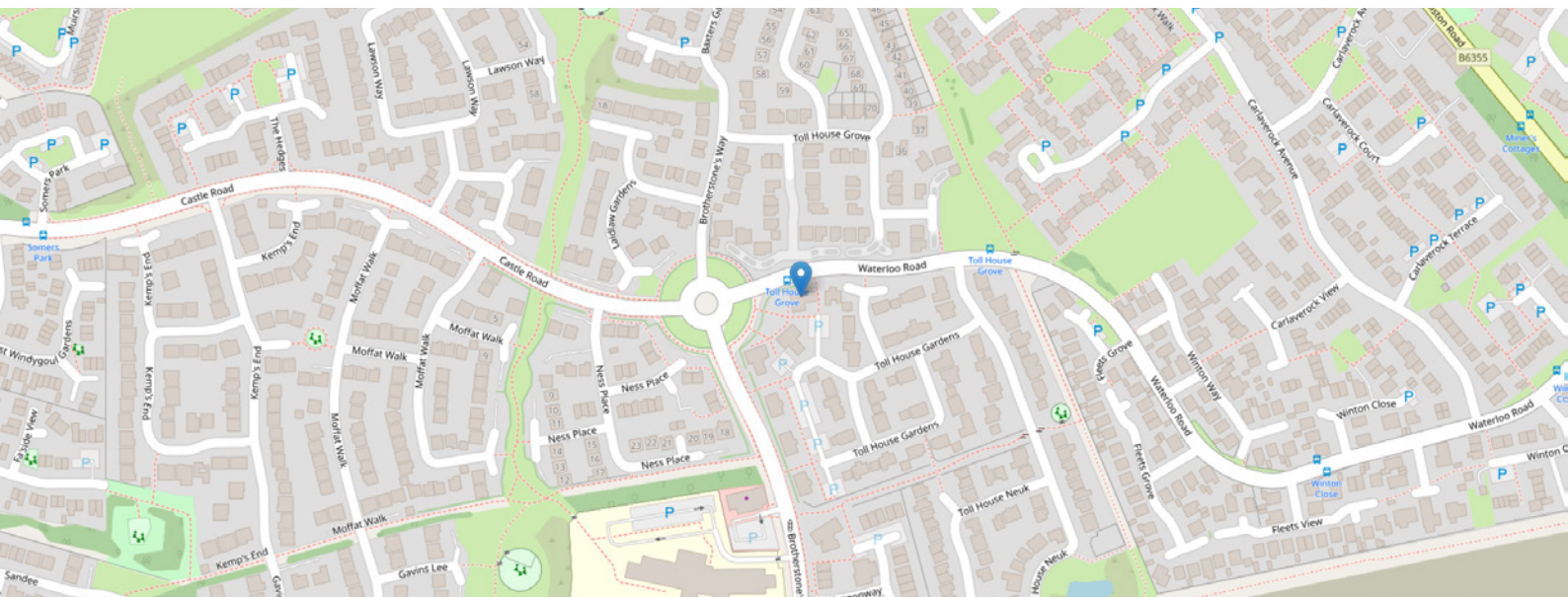


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Tranent is a charming and historic town located in East Lothian, just a short drive from Edinburgh. Toll House Gardens is situated in a quiet and well-established residential area, offering a peaceful and community-focused environment. The property benefits from excellent transport links, with easy access to the A1, making commuting to the city and surrounding areas convenient. Regular bus services and nearby train stations also provide reliable public transport options.





The town itself boasts a variety of amenities, including local shops, supermarkets, cafes, and restaurants, ensuring everyday necessities are well catered for. Families will appreciate the range of well-regarded schools nearby, along with leisure facilities such as parks, golf courses, and walking trails that take advantage of the beautiful East Lothian countryside.

Tranent is also ideally positioned to explore the stunning East Lothian coastline, with picturesque beaches and coastal towns just a short journey away. The combination of urban convenience and rural tranquillity makes Toll House Gardens an appealing location for homeowners seeking both lifestyle and convenience.



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