



# Tranent

49 Toll House Gardens  
EH33 2QQ



First Floor Flat - Buzzer "49"

OFFERS OVER £140,000

- Hallway
  - Living room
  - Kitchen
  - Double bedroom
  - Bathroom
- 
- Gas central heating
  - Double glazing
  - Residents parking
  - Communal grounds
  - Ideal first time buy or investor property



Viewing - by appointment call  
Beveridge & Kellas on 0131 554  
6321





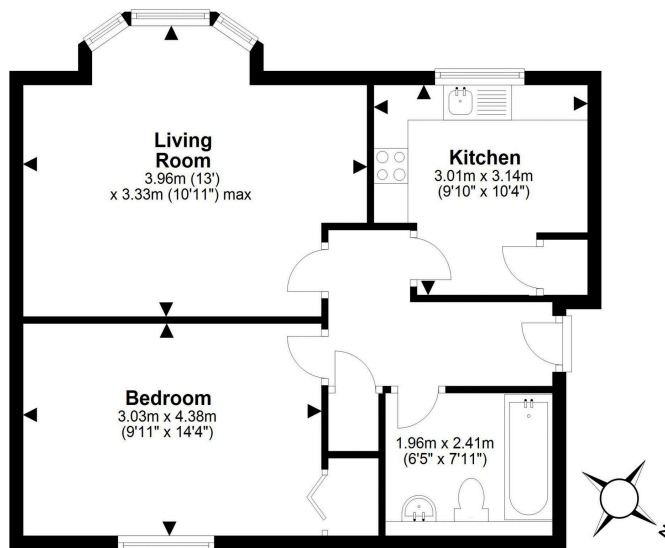




Viewing is highly recommended of this 1 bedroomed, 1st floor flat in the popular commuter town of Tranent to the East of Edinburgh. Tranent offers a semi-rural way of life with many popular walking and cycling routes. There is quick and easy access to motorway and A1 dual-carriageway networks taking you North to Edinburgh and beyond and South towards England. Schooling is available nearby at both primary and secondary levels with higher education also available at the many Universities and Colleges in and around Edinburgh.

Recently recarpeted and decorated by the current owner, the property is accessed via a secure shared stairwell and opens into an entrance hall, which features an entry phone, handy storage cupboards, and gives access to the rest of the accommodation. The bright and spacious living room has ample room for furniture and features a bay window. A well-proportioned kitchen features base and wall units, pantry cupboard, and integrated oven and gas hob, as well as a freestanding washing machine. The flat benefits from a double bedroom which features a built-in wardrobe. Completing the accommodation is a bathroom with partially tiled walls, a WC, bath with overhead shower, wash hand basin, and a medicine cabinet.

Additional benefits include gas central heating complimented by double glazing, unrestricted residents parking, and shared communal grounds.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

**FACTOR - Approx £95 per month to Ross & Liddell. In addition, there is an annual charge of approx. £292.31 to Greenbelt.**

### EXTRAS

To include all aforementioned white goods, light fittings, any blinds/curtains, and carpets (no warranties to be given).

### OFFERS

Offers Over £140,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**