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23 Toll House Grove, Tranent, East Lothian, EH33 2QR

Immaculately Presented, Three-Bedroom, Modern, Detached Home

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Property Description

Immaculately presented and spacious three-bedroom modern detached family home with gardens, a driveway and a semi-converted garage. Within a cul-de-sac position in a modern, well-maintained, and family-oriented residential area of Tranent, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, utility room, three double bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC. In addition, there is a flexible semi-converted garage with plumbing and heating to the rear, and a storage space to the front (no consents - can be converted back if required).

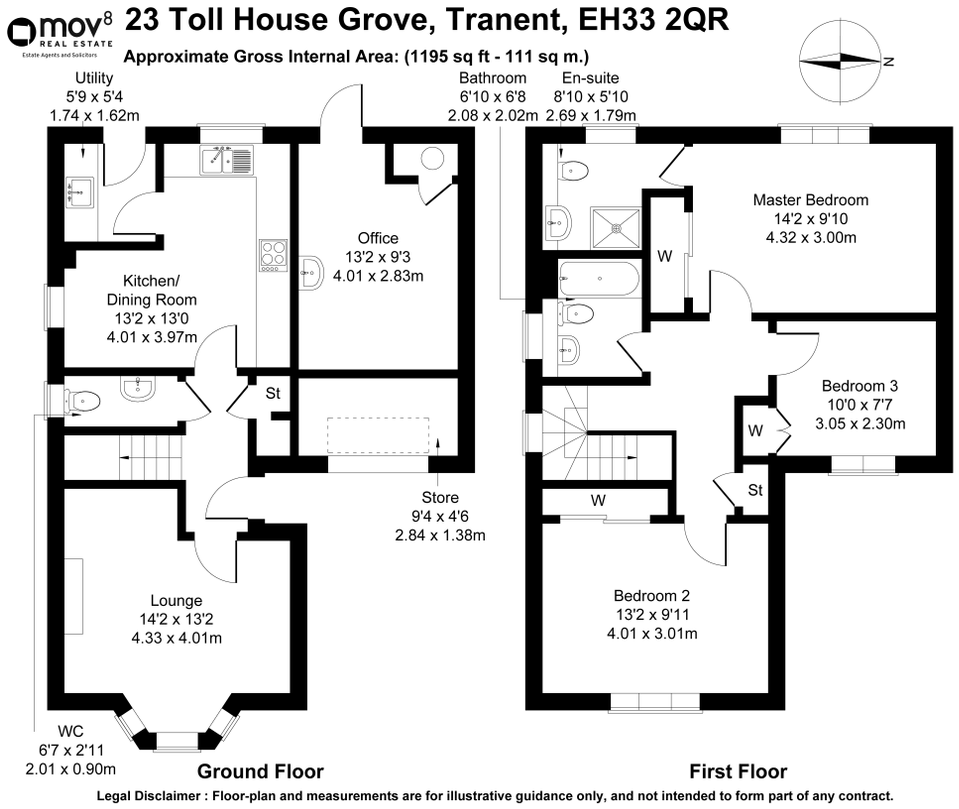
Upgraded throughout, including an integrated kitchen, stylish bathroom suites, quality contemporary flooring and tasteful decor. Further highlights include multiple TV points, NEST gas central heating, double glazing, and good storage including a floored loft and bedroom wardrobes.

Externally, to the front is a mono-blocked double driveway, while a large rear garden features a synthetic turf lawn, a patio and store shed. The development also offers additional unrestricted on-street parking and visitor spaces, well-maintained communal grounds, a primary school, and a local supermarket.

A welcoming entrance hall features modern flooring, a built-in storage cupboard, a Nest thermostat and access to the kitchen, stylish WC and living room. The front-facing lounge features a bay window, acoustic wall panelling, a wall-mounted TV point and contemporary flooring. To the rear, the dining kitchen continues the stylish flooring from the hall and offers a dedicated dining area with a wall-mounted TV point. The kitchen is fitted with stylish units and gemstone-effect worktops, complemented by feature lighting and a range of integrated appliances, including a dishwasher, fridge freezer, oven, microwave and induction hob. There is also access to the utility room, which benefits from a door leading to the garden, and further fitted units with space for freestanding appliances.

On the first floor, the master bedroom overlooks the rear garden and benefits from a built-in mirrored wardrobe, carpeted flooring and a wall-mounted TV point. The generous en-suite shower room features a modern suite with a double-sized shower cubicle, spotlighting, modern flooring and wall panelling. Two further bedrooms are positioned to the front of the property, both offering built-in wardrobes and carpeted flooring. Completing the accommodation is a family bathroom fitted with a three-piece suite including a rainfall shower over the bath, modern panelling, a shaver point and a ladder-style radiator.

A versatile space has been created within the garage with a partitioned section. Featuring modern flooring, rendered walls, plumbing and heating, a



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 located just off the A1, blending modern housing with a charming old town centre known for its traditional stone-built architecture. The vibrant town centre offers various amenities, including supermarkets like ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, while nearby Fort Kinnaird and Straiton retail parks feature major retailers, restaurants, and a multi-screen cinema. Surrounded by scenic countryside, Tranent provides easy access to East Lothian's beautiful coastline and beaches. Commuters benefit from direct routes via the A1 to the Edinburgh City Bypass and A199, with regular bus services from the High Street and train connections available from Musselburgh, Wallyford, and Prestonpans.

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