

COULTERS ©

18 TOLL HOUSE NEUK

TRANENT, EAST LOTHIAN, EH33 2QU

4 BED | 2 BATH | 2 PUBLIC





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TAKE A LOOK INSIDE

Set within a modern residential development in Tranent, 18 Toll House Neuk is a stylish and versatile four bedroom family home, offering beautifully presented accommodation ideally suited to modern family living.

The property has been recently extended and benefits from a private low-maintenance landscaped rear garden and driveway parking, together with convenient access to a range of local amenities.

KEY FEATURES

- Beautifully presented, contemporary detached house
- Four bedrooms, one with ensuite
- Private landscaped rear garden
- Driveway parking to the front
- Peacefully located in a modern development, close to local amenities
- Well proportioned and versatile family accommodation
- EPC Rating - C
- Council Tax Band - F







The welcoming accommodation comprises an entrance hall with useful under stair storage and a cloakroom WC; a bay-windowed sitting room featuring bespoke fitted shelving and a gas flame fire; and a stylish kitchen fitted with a good range of units and integrated appliances, with an open flow through to the dining room. The dining room features a wood-burning stove and bi-fold doors opening directly onto the rear garden. A useful adjoining utility room provides additional storage and laundry facilities. Also on the ground floor is a versatile family room currently used as a gym, and study, created from the former garage. This flexible space offers a variety of potential uses, including additional family living space, guest accommodation or home working.

On the first floor, there are three double bedrooms together with a separate dressing room/bedroom 4. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.



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THE LOCAL AREA

Approximately ten miles east of Edinburgh, Tranent is a bustling East Lothian town with a welcoming community. Its wonderful location means that outdoor recreational opportunities are exceptional including countryside walks and cycles, golf at some of the most renowned courses, and days spent on breathtaking beaches including those at nearby Longniddry and Gullane. Indoor recreation is well provided at the Mercat Gait Centre in nearby Prestonpans, housing a 25m swimming pool, health suite, state-of-the-art gym and fitness classes and Meadowmill Sports Centre has a gym and outdoor sports pitches.

The thriving high street, a short walk from the property, features an array of retailers perfect for daily shopping needs and there is a large Aldi and Asda along with restaurants and pubs. Fort Kinnaird Retail Park only a short drive away a good range of high street stores, and casual dining choices such as Five Guys.

The nearest train station is Prestonpans which offers regular services between Edinburgh and North Berwick and there is easy access to Edinburgh by car via the A1 and City Bypass.

EXTRAS

All fitted flooring, light fittings, curtains, blinds and all kitchen appliances are included in the sale price. The washing machine and tumble dryer are excluded from the sale.

The development is factored and maintained by Greenbelt. Annual factoring charges are approximately £280.

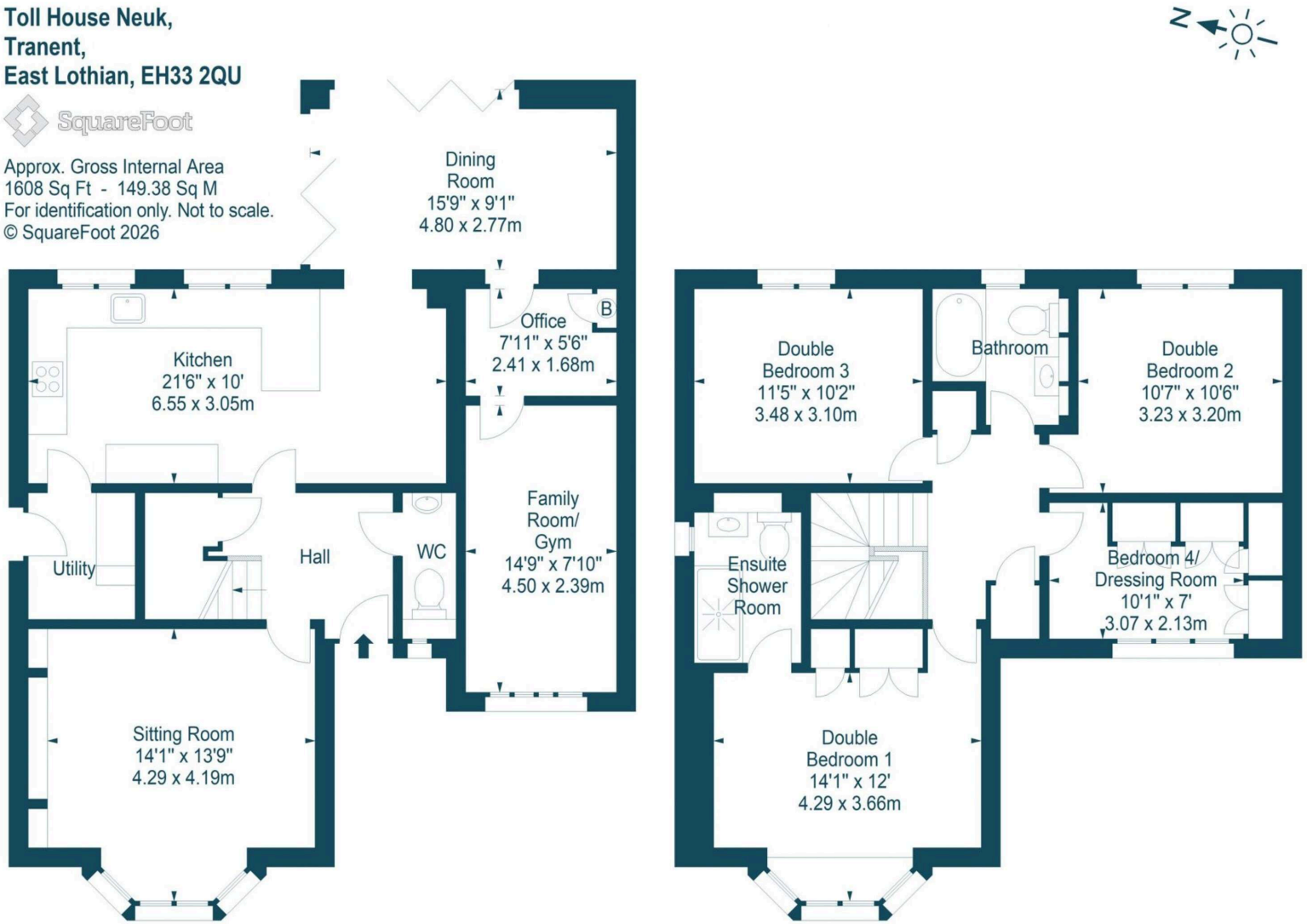
HOME REPORT VALUATION: £385,000


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Toll House Neuk,
Tranent,
East Lothian, EH33 2QU

SquareFoot

Approx. Gross Internal Area
1608 Sq Ft - 149.38 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.