



**HOUSE SALES**

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

**GSB PROPERTIES**

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**TRANENT**  
44 TOLL HOUSE GARDENS  
EH33 2QQ

## TRANENT

44 TOLL HOUSE GARDENS

EH33 2QQ

**LOVELY GROUND FLOOR  
APARTMENT WITH  
PRIVATE ACCESS.  
MODERN NEW  
DEVELOPMENT ON  
OUTSKIRTS OF TOWN**

**ENTRANCE VESTIBULE  
HALL  
LOUNGE  
KITCHEN  
DOUBLE BEDROOM  
BATHROOM  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
REAR COURTYARD  
PARKING  
AMPLE STORAGE**

**VIEWING: TELEPHONE  
GSB PROPERTIES  
01620 825368**

## GENERAL DESCRIPTION

Tranent has good local shopping facilities; schooling for all ages and within the immediate area there is a wide range of leisure and recreational facilities. For those commuting into Edinburgh the journey is both fast and easy as the City Bypass is five minutes away by car and there are also regular buses, train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

Toll House Gardens is situated on the southwest edge of town just off the Elphinstone Road in the Persimmon "Linnkirk" development area. The style of property is known as the Cullen.

The property offered for sale is an attractive ground floor apartment with main door entrance that offers well-planned living accommodation with a flexible layout. Finished to a high standard this modern property includes quality carpeting throughout, a lovely fitted kitchen and bathroom with shower and corniced ceilings. It also benefits from full gas fired central heating, double-glazing and with ample power outlets, TV and telephone connection points throughout. Outside there is a large and quite private courtyard to the rear of the building.

Ideally suited to first time buyers, this is a well-situated home in pristine, ready-to-walk in condition. Early viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE VESTIBULE

A part glazed main front door leads into the vestibule which in turn gives access to the hallway. Laminate wood flooring.

### HALL

Spacious L-shaped hallway leads to all the rooms in the property. Large built-in under stairs cupboard and a

further cupboard housing the hot water tank. Fitted carpet.

### LOUNGE 4.44m x 4.29m (14'7" x 14'2")

A lovely bright and spacious living room with bay window which has a pleasant outlook to the front of the property. Fitted carpet, TV and telephone connection points.

### KITCHEN 2.98m x 2.22m (9'9" x 7')

With a double window to the front, the kitchen is beautifully fitted with a range of modern base and wall mounted units. It incorporates a stainless steel sink unit with mixer tap and with plumbing for a washing machine. Built-in gas hob with glass back splash, electric oven and extractor hood. Vinyl flooring.

### BEDROOM 4.45m x 3.14m (14'7" x 10'4")

Comfortable double bedroom which overlooks the rear of the building and a deep, built-in fitted wardrobe. Fitted carpet, TV and telephone connection points.

### BATHROOM 2.45m x 1.96m (8' x 6'5")

A good size bathroom fitted with a modern white suite with shower and glass shower screen over the fully tiled bath. Glazed window, vinyl flooring, shaver connection point and extractor fan.

### PARKING

To the rear of the building is a large private parking courtyard available to residents.

### EXTRAS

Included in the sale are all fitted carpets, blinds, hob, oven and hood, fridge freezer and washer dryer.

### COUNCIL TAX BAND: B

### FACTORING FEE:

There is a monthly fee of £40.00 which covers the building insurance, general maintenance and maintenance of the garden and parking grounds and also the bin cleaning.

