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47 NESS PLACE, TRANENT  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# GSB PROPERTIES

## OFFERS TO:

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## 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.

TRANENT  
47 NESS PLACE  
FIXED PRICE £130,000

## 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 bus and train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

Ness Place is situated on the southwest edge of town just off the Elphinstone Road in the recently built Westerwood Homes "Greenfields" development area.

The property offered for sale is an attractive lower villa "cottage" flat, that offers well-planned living accommodation with a flexible layout. Finished to a high standard this modern property includes real wood flooring throughout, built-in wardrobes, re-designed kitchen and bathroom with shower. In addition, there are ample power outlets, TV and telephone connection points throughout. It is also an easily and economically run home with the benefit of double glazing and full gas-fired central heating. Outside there is a designated parking space allocated to the property and an enclosed, private garden.

This is a well-situated home in lovely, ready-to-walk-in condition. Ideally suited to first time buyers or indeed those looking for convenient ground floor living. Early viewing is highly recommended.

## TRANENT

47 NESS PLACE

**FIXED PRICE  
£130,000**

**SPACIOUS MODERN  
GROUND FLOOR  
COTTAGE FLAT  
SET WITHIN MODERN  
DEVELOPMENT**

**ENTRANCE HALLWAY  
LOUNGE/DINING ROOM  
KITCHEN  
2 DOUBLE BEDROOMS  
BATHROOM  
REAR GARDEN  
DESIGNATED PARKING  
GAS CENTRAL HEATING  
DOUBLE GLAZING**



## KITCHEN/BREAKFAST ROOM

2.77m x 2.52m (9'0 x 7'1)

Re-designed Kitchen fitted with a quality range of wall and base level units with work space over and incorporating a 1 ? stainless steel sink unit and drainer, fridge/freezer, & washer dryer (under separate negotiation), gas hob, electric oven, extractor fan. Spotlights to ceiling. Additional door to rear garden

## BEDROOM 1

2.64m x 2.84m (11'11 x 9'4)

Double bedroom with window to front aspect of the property. Fitted wardrobes. Telephone and television connection points. Oak colored Kahrs flooring

## BEDROOM 2 2.60m x 2.49m (8'6 x 8'1)

Further double bedroom with window to rear aspect. Wardrobe. Ash real wood flooring.

## BATHROOM

Fitted with a three piece suite comprising of



## Accommodation

### ENTRANCE HALL

Front door leads into a spacious hallway which in turn gives access to most of the rooms in the property. Built-in Deep, built-in storage cupboard also housing the electric meter and fuse box. Oak colored Kahrs flooring

### LOUNGE

4.88m x 3.10m (15'11 x 10'2)

A comfortable, bright and well-proportioned room with wide windows which have pleasant open outlooks to the front of the property. Fitted carpet, TV and telephone connection points. Ash colored Kahrs flooring. Coving to the ceiling. Door to the kitchen.

low level w/c, wash hand basin set in vanity unit and panel bath with electric shower over. Tiled splashbacks. Frosted window to rear aspect. Shaver point. Spotlights to ceiling. Rhino cream flooring.

### GARDEN

To the rear of the property, the south facing enclosed private garden is mainly laid to lawn with raised decked area.

### COUNCIL TAX BAND – C

**VIEWING:  
TELEPHONE  
GSB PROPERTIES  
01620 825368 or  
OWNER  
07885291443**