



License No: ES100012703



**CELLAR 3.30m x 2.95m (10'5 x 10'0)**

Excellent under house storage area. All garden tools to be included within the sale.

**EXTRAS**

All floor and light fittings. All garden tools located in the cellar. Cooker.

**COUNCIL TAX BAND - C**



**OFFERS TO:**

18 HARDGATE HADDINGTON  
EAST LOTHIAN EH41 3JS  
TEL: 01620 825368 FAX: 01620 824671



**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.



**NEWTONGRANGE  
12 GALADALE CRESCENT  
OFFERS OVER £149,950**



**TO VIEW** TELEPHONE 01 620 825368 **WEB** www.gsbproperties.co.uk

**NEWTONGRANGE**  
**12 GALADALE CRESCENT**  
**OFFERS OVER £149,950**

**RARELY AVAILABLE  
TRADITIONAL SEMI-  
DETACHED BUNGALOW  
POPULAR RESIDENTIAL  
LOCATION**

**VESTIBULE  
HALLWAY  
LOUNGE  
KITCHEN  
REAR PORCH  
2 DOUBLE BEDROOMS  
BATHROOM  
CELLAR  
GARDENS  
DOUBLE GLAZING  
GAS CENTRAL HEATING**

**General Description**

Newtongrange is a popular and thriving country town situated about 12 miles south east of Edinburgh and is accessed just off the A7 which provides easy access to the city, city bypass and links to the M8 and M9 motorway networks. This one time small mining community has undergone considerable improvement in recent years and as a result the local amenities have improved to meet the demand. There are good local shops catering for everyday requirements, schooling for all ages and there is a wide range of leisure and recreational facilities close by. More comprehensive shopping facilities can be found at the nearby Tesco superstore which is situated approximately 2 miles away at the Eskbank Road roundabout.

Galadale Crescent is located in a quiet location, east of the town. It is a semi-detached bungalow offering spacious living accommodation with a flexible layout. The property briefly comprises entrance vestibule, hallway, lounge, kitchen, porch, 2 double bedrooms and a bathroom. The property benefits from gas central heating and is fully double glazed. To the outside are both front, substantial rear gardens and a large cellar.

View early to not miss this rarely available property.



**KITCHEN 3.09m x 2.40m (10'2 x 8'0)**

Fitted with a quality range of wall and base units with work surface over and incorporating a 1 1/2 stainless steel sink unit and bowl. Rear window with pleasant views over the garden and beyond. Large space for a fridge/freezer, plumbing for washing machine. Cooker will be included within the sale. Storage pantry cupboard. Vinyl flooring.

**REAR PORCH**

Small porch to the rear with steps leading down into the rear garden.

**BEDROOM 1 3.73m x 3.61m (12'3 x 11'10)**

Double bedroom to the front aspect of the property with bay window. Original fireplace. Small storage cupboard. Telephone point. Fitted carpet.



**VIEWING: STRICTLY BY Accommodation**

**APPOINTMENT**

**TELEPHONE**

**GSB PROPERTIES**

**01620 825368**

**ENTRANCE VESTIBULE**

Front door opens into the entrance vestibule which in turn leads to the hallway. Fitted carpet.

**HALLWAY**

Leading to both double bedrooms, the bathroom and lounge accommodation. Fitted carpet.

**LOUNGE 4.31m x 4.18m (14'1 x 13'9)**

Spacious and bright lounge providing excellent living accommodation. Feature gas fire with back boiler. Bay window to the front aspect of the property. Picture rail surrounding the room. Storage cupboard. Telephone and TV connection points.

**BEDROOM 2 3.78m x 3.29m (12'4 x 10'9)**

Double bedroom to the rear of the property with window which again provides pleasant looks over the garden and beyond. Picture rail surrounding room. Original fireplace.

**BATHROOM**

Fitted with a three piece suite comprising of low level w/c, wash hand basin and panel bath. Frosted window to the rear aspect. Tiled wall over the bath. Fitted carpet.

**GARDENS**

To the front is a range of flower and shrub areas with easily maintainable stone chip areas. The substantial rear garden is made up of two lawn areas, with a range of flower and shrub borders, surrounded by mature bushes and hedge.