

PORT SETON
8 ROWANHILL WAY
FIXED PRICE £195,000

 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk



PORT SETON

8 ROWANHILL WAY

FIXED PRICE £195,000

**ATTRACTIVE DETACHED HOME
WITH LARGE CONSERVATORY
WITH FLEXIBLE LAYOUT CLOSE
TO TOWN, BYPASS AND SCHOOLS**

**ENTRANCE HALL
CLOAKROOM
LOUNGE
CONSERVATORY
DINING ROOM
KITCHEN
3 BEDROOMS
ENSUITE SHOWER ROOM
BATHROOM
GARAGE WITH DRIVEWAY
GARDENS
GAS CENTRAL HEATING
RADIATORS WITH
THERMOSTATIC VALVES
DOUBLE GLAZING**

**VIEWING:
TELEPHONE
GSB PROPERTIES 01620 825368**

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

OFFERS TO:

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ESPC
espc.com

General Description

Port Seton is always a popular residential location for those commuting into Edinburgh as the journey by car is both fast and easy with the city bypass being only a few minutes away. There are also regular bus services and train services from nearby Prestonpans and Musselburgh railway stations. The town itself has good local shops, primary school and within the immediate area there are a wide range of leisure and recreational facilities. East Lothian's beautiful countryside and fine coastline are virtually on the doorstep.

The property offered for sale is an attractive and modern detached villa located which offers spacious living accommodation with a flexible layout. Recent improvements include modern flooring, a refitted kitchen and a lovely Conservatory to the rear of the property. In brief, the accommodation comprises on the ground floor entrance hall, cloakroom, lounge, dining room, kitchen and Conservatory while upstairs there are three bedrooms, one with an en-suite shower room and bathroom. It has been well maintained, is in excellent decorative order and has the benefit of gas fired central heating and double-glazing. Outside there are well-maintained gardens to the front and rear and a single garage with driveway to the side. There is also a security alarm system installed.

This is a well-presented family home in ready-walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL 2.79m x 1.94m (9'1" x 6')

A part glazed front door opens into the hallway, which in turn, gives access to the lounge, cloakroom and stairs leading to the upper floor accommodation. Laminate wood flooring and telephone connection point.

CLOAKROOM

A useful downstairs toilet fitted with modern wash hand basin and WC. Ceramic tile flooring and extractor fan.

LOUNGE 3.98m x 3.44m (13' x 11'3") excluding bay window

A bright and well-proportioned room with a box bay window overlooking the front of the property and French doors leading into the dining room. Feature fireplace with wood mantelpiece, marble inlay and hearth and fitted with a gas fire. Laminate wood flooring and TV connection point.

DINING ROOM 3.07m x 2.45m (10' x 8')

Partially open plan to the kitchen and also with patio doors leading out to the Conservatory, this is a good sized room and can easily accommodate a full size dining table and chairs.

KITCHEN 2.84m x 2.23m (9'3" x 7'4")

With a double window overlooking the rear garden, the kitchen is beautifully fitted with a range of modern base and wall mounted units. It incorporates a stainless steel sink unit with mixer taps and with plumbing for a washing machine. Built-in gas hob with stainless steel back splash, electric oven and canopy extractor fan. Ceramic tiled flooring.

CONSERVATORY 4.50m x 3.35m (14'9" x 11')

This is a lovely feature to the house with three-quarter window surrounds and a French door leading out to the garden. Ceramic tile flooring.

STAIRS AND LANDING

A slightly curved staircase leads to the upper floor bedrooms and bathroom and natural light is provided to the landing by a window almost at the top of the stairs. Hatch (with Ramsey ladder) to floored attic storage space above. Fitted carpet to stairs and landing.

BEDROOM 1 3m x 2.86m (9'9" x 9'4")

A comfortable main bedroom with a window overlooking the rear of the building and with two, built-in fitted wardrobes. Fitted carpet. Door to the en-suite.

EN-SUITE SHOWER ROOM

Fitted with a modern suite with a tiled shower enclosure fitted with a power shower and glass door. Glazed window and ceramic tile flooring.

BEDROOM 2 3.26m x 2.10m (10'5" x 7')

Double bedroom overlooking the front of the property and with laminate wood flooring and telephone connection point.

BEDROOM 3

2.89m x 2.21m (9'6" x 7'3") excluding recess

Single bedroom also to the front of the property and with a built-in cupboard also housing the hot water tank. Laminate wood flooring.

BATHROOM 1.83m x 1.68m (8' x 5'6")

Fitted with a modern three-piece suite with a shower attachment over the bath. Glazed window, extractor fan and laminate tile flooring.

GARDEN

To the front of the property is a small enclosed garden, well-stocked with many flowering plants and shrubs. Side gate. The large rear garden has been well-landscaped for easy maintenance, mainly with decorative pebbles and includes a pathway leading to a raised wooden deck. The garden, which is mainly south facing enjoys an open aspect and catches the sun at all times of the day.

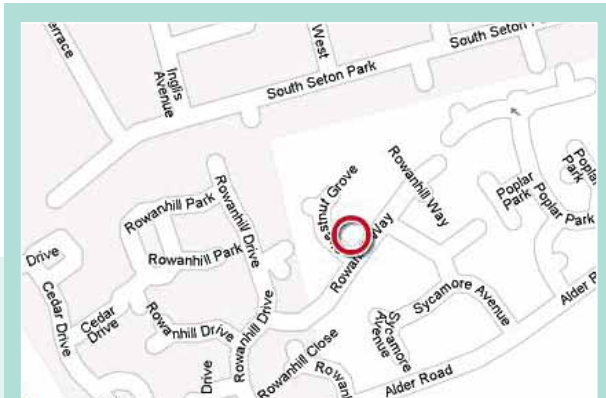
GARAGE

Attached to a neighbouring garage at the side, there is an up-and-over door, power and light and wall-mounted open shelving for additional storage. Driveway in front provides additional off-street parking facilities.

EXTRAS

Including in the sale are all fitted carpets, curtains, blinds, light fittings, hob, oven and hood, chest freezer and tumble dryer.

COUNCIL TAX BAND: E



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