



License No: ES100012703



**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 GSBProperties' 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:**

18 HARDGATE HADDINGTON  
EAST LOTHIAN EH41 3JS

TEL: 01620 825368

FAX: 01620 824671

LP 1 Haddington

DX 540733 Haddington



**TRANENT**  
10 CAPONHALL ROAD  
EH33 2HD



**TRANENT**  
10 CAPONHALL ROAD  
EH33 2HD

**MODERN END TERRACED  
VILLA  
GREATLY IMPROVED AND  
EXTENDED**

**A SUPERB FAMILY HOME**

**ENTRANCE PORCH  
HALL  
CLOAKROOM  
LOUNGE  
OPEN-PLAN KITCHEN  
DINING/LIVING ROOM  
2 DOUBLE BEDROOMS  
1 SINGLE BEDROOM  
BATHROOM  
ENCLOSED CORNER GARDEN  
PRIVATE DRIVEWAY  
GAS CENTRAL HEATING  
DOUBLE GLAZING**

**VIEWING:  
TELEPHONE  
GSB PROPERTIES  
01620 825368**

#### GENERAL DESCRIPTION

Tranent is a popular town with 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 with the city bypass being five minutes away by car and there are also regular bus services and train services from nearby Wallyford and Prestonpans. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep. Caponhall Road is pleasantly situated on the western edge of town yet its location couldn't be more convenient to all the town's amenities.

The property offered for sale is a modern end of terrace villa which offers bright and spacious living accommodation with a flexible layout. With its corner plot location, it has been greatly improved in recent years to include an enclosed porch and private driveway, extended kitchen dining and living area with lovely solid oak wood flooring, useful downstairs toilet (all approvals are in place) and refitted bathroom. It is also an easily and economically run home with quality double glazing including front and back doors and French doors from the kitchen to the garden. There is also a recently installed "Combi" boiler serving the gas central heating system. It has been well maintained, tastefully decorated, has excellent storage and there is ample power outlets, TV and telephone connection points throughout.

In brief, the accommodation comprises on the ground floor enclosed entrance porch with large stores cupboard with power; a bright and comfortable lounge with modern fireplace and gas fire, a most attractive open-plan living space which incorporates a rear entrance porch with useful downstairs toilet, living, dining and kitchen area that is fitted with modern white base and wall units and solid wood worktops, Belfast sink, 5-ring gas hob, canopy extractor hood, eye-level double gas ovens, integrated dishwasher and fridge/freezer. Upstairs there are two double bedrooms, one with fitted bedroom cabinetry, single bedroom and family bathroom fitted with a modern white wash hand basin, W.C, corner bath and separate shower enclosure.

Outside there are enclosed and sheltered gardens and private driveway.

This is a most attractive, comfortable family home in pristine, ready to walk in condition. Early viewing is highly recommended.

#### ACCOMMODATION

<b>ENTRANCE PORCH</b>	2.10m x 1.45m (5'9" x 4'9")
<b>ENTRANCE HALL</b>	
<b>LOUNGE</b>	6.38m x 3.17m (21' x 10'4")
<b>LIVING AND DINING AREA</b>	
	5.62m x 3.98m (18'6" x 13') approx
<b>KITCHEN AREA</b>	2.56m x 2.35m (8'2" x 7'8")
<b>REAR HALL</b>	
<b>CLOAKROOM</b>	
Modern white WC and wash hand basin	
<b>STAIRS AND LANDING</b>	
<b>BEDROOM 1</b>	4.42m x 2.69m (14'6" x 8'9")
<b>BEDROOM 2</b>	3.28m x 3.20m (10'9" x 10'6")
<b>BEDROOM 3</b>	3.05m x 2.46m (10'1" x 8')
<b>BATHROOM</b>	2.68m x 1.92m (8'9" x 6'4")

#### GARDEN

The gardens which are to the rear and side of the house are bordered by fencing, mature hedge and trees offering excellent privacy and shelter. It includes an area of lawn with paved pathways leading around the house to a further paved/patio sitting area adjacent to the kitchen.

#### DRIVEWAY

Entered through double gates at the front/side, the driveway can easily accommodate a small caravan or vehicle for private parking. In addition, there are ample parking bays just to the back of the house for additional residents parking.

#### EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, hob, ovens, hood, washing machine, integrated dishwasher and fridge and freezer. Garden shed.

**COUNCIL TAX BAND – C**

