



License No: ES100012703

EXTRAS

Included in the sale are all fitted carpets, light fittings, curtains, hob, oven and hood, washing machine, integrated fridge and freezer and Summer House.

COUNCIL TAX BAND - E



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
 2 BANKPARK BRAE
 OFFERS AROUND £165,000**

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**ATTRACTIVE, MODERN
 SEMI-DETACHED VILLA
 PLEASANTLY SITUATED
 WITHIN POPULAR
 RESIDENTIAL AREA**

**A LOVELY PROPERTY - READY
 TO MOVE INTO**

**ENTRANCE VESTIBULE
 HALL
 LOUNGE
 3 BEDROOMS
 CLOAKROOM
 BATHROOM
 GAS CENTRAL HEATING**

General Description

Tranent is a busy town with good shopping facilities, schooling for all ages and within the immediate area there is a wide range of leisure and recreational facilities including a modern swimming pool, Meadowmill Sports Centre and a driving range. It is an ideal location for those commuting into Edinburgh and the city by-pass also provides ready access to the airport and motorway network leading north and west. Also within easy reach are the railway stations at Prestonpans and Wallyford with regular train services to and from Edinburgh. East Lothian's beautiful countryside and fine coastline with its famous golf courses is virtually on the doorstep. Bankpark is situated on the western side of the town, close to Polson Park and within minutes of the City By-Pass - its location couldn't be more convenient.

The property offered for sale is a modern semi detached villa which enjoys a pleasant and somewhat elevated position at the beginning of the Brae. It also has an interesting layout with the lounge positioned upstairs to take advantage of the surrounding areas over the development and fine views to the sea and Fife coastland in the distance. This well-planned living accommodation has been well maintained, is in excellent decorative order and is an economically run home with gas fired central heating and double glazing. In addition, there are ample power outlets, TV (satellite ready) and telephone connection points throughout. Recent improvements have also included a refitted kitchen, flooring and carpeting, landscaped gardens and new front and back doors. Outside are enclosed, mature gardens and opposite, in a small courtyard, is the single garage.

This is a most attractive and different property that is pleasantly situated and close to all amenities. Early viewing is recommended.



BEDROOM 2 2.61m x 2.47m (8'6" x 8'1")
 Larger single bedroom also with a window to the back. Built-in fitted wardrobes and fitted carpet.

BATHROOM 1.84m x 1.63m (6'3" x 5'6")
 Fitted with a modern suite comprising wash hand basin, WC and bath with electric shower unit and folding screen over. Tiling to walls, extractor fan, deep display ledge and tile-effect 'Aqua-loc' laminate floor.

STAIRS AND LANDING
 Curved staircase leads to the lounge, the third bedroom and cloakroom. Natural light is provided to this area by a window near the top of the landing. Hatch to insulated attic space above and cupboard housing the hot water tank. Fitted carpet to stairs and landing.

LOUNGE 4.83M X 4.42M (15'10" X 14'6")
 A bright and beautifully proportioned living room with double windows to the front and window to the side offering fine rooftop views to the sea and Fife coastline. TV and telephone connection points and fitted carpet.



**DOUBLE GLAZING
 ENCLOSED GARDENS
 SINGLE GARAGE
 VALUABLE EXTRAS
 SUMMER HOUSE**

**VIEWING:
 TELEPHONE GSB PROPERTIES
 01620 825368**



Accommodation

**ENTRANCE VESTIBULE
 2.66m x 1.10m (8'9" x 3'7")**
 Part glazed front door with side window opens in the vestibule which in turn gives access to the hall. Built-in utility cupboard with additional overhead cupboard for extra storage space. Tile-effect 'Aqua-loc' laminate floor.

HALL 4.19m x 1.82m (13'9" x 6') at widest point
 A spacious hallway giving access to the kitchen, bedrooms 1 and 2, bathroom and stairs to the upper floor accommodation. Under stairs storage cupboard and fitted carpet.

**KITCHEN/DINING ROOM
 4.43m x 2.88m (14'6" x 9'5")**
 With a window to the front of the property and part glazed door opening out to the garden, the kitchen is beautifully fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for a washing machine. Built-in gas hob, electric oven and extractor hood. Integrated fridge and freezer. Tile-effect 'Aqua-loc' laminate floor.

BEDROOM 1 3.03m x 2.53m (10' x 8'3")
 Double bedroom with window overlooking the back of the property. Fitted carpet.



BEDROOM 3 3.57m x 2.46m (11'8" x 8'1")
 Comfortable double bedroom, also with a window overlooking the back of the property, built-in and fitted mirrored wardrobes to one side of the room and fitted carpet.

CLOAKROOM
 Useful upstairs toilet fitted with a wash hand basin and WC. Glazed window and fitted carpet.

GARDEN
 The gardens are terraced in design and are well established with many mature plants and shrubs. To the front is a easily maintained gravelled area with low level boundary wall. A side gate gives access to the main part of the garden. The enclosed, split level garden, which offers great shelter and privacy and a wonderful place to sit out in the summer months, includes an area laid mainly to lawn with well-stocked flower and shrub beds and a further area with raised wooden deck and Summer House. A gravelled area to the back also has a brick-built barbeque and small sitting/patio.

GARAGE
 The house overlooks a small courtyard in which the garage is situated - the middle one of three. In addition and positioned at the top of the Brae is a parking bay with one space allocated to the property.

