

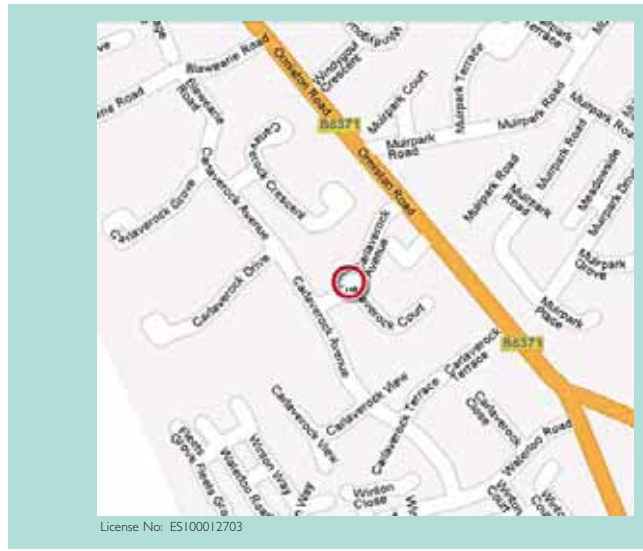


GROUND FLOOR



FIRST FLOOR

19 CARLAVEROCK COURT, TRANENT
Information for Applicants: For a copy of the full particulars and the
Standard Conditions of Sale, please contact the
Solicitor at: 01620 825368



License No: ES100012703

GSB PROPERTIES

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.



TRANENT
19 CARLAVEROCK COURT
FIXED PRICE £115,000

General Description

The property is pleasantly situated in a cul-de-sac within a popular residential area of the town. Tranent has good local shopping facilities, schooling for all ages and within the immediate area there are a wide range of leisure and recreational facilities. For those commuting into Edinburgh the journey is both fast and easy, the City Bypass being five minutes away by car. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

TRANENT

19 CARLAVEROCK COURT
FIXED PRICE

£115,000

IDEAL FIRST TIME BUY

**MODERN TERRACED
VILLA IN PLEASANT
CUL-DE-SAC LOCATION**

**ENTRANCE HALL
LOUNGE
NEW KITCHEN
2 BEDROOMS
NEW BATHROOM
ENCLOSED GARDENS
DOUBLE GLAZING
WHITE METER ELECTRIC
HEATING
COURTYARD PARKING
VALUABLE EXTRAS**

The property offered for sale is a terraced villa which offers good living accommodation with a flexible layout. Recent improvements include a refitted kitchen and bathroom, laminate wood flooring and outside fencing. It has been well-maintained, is in good decorative order and benefits from double glazing and White Meter economy electric heating. Outside there are enclosed gardens to both the front and back and ample parking facilities are provided close by within the courtyard to the front.

This is a super home, ideal for first time buyers with many valuable extras included. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL

A part glazed front door opens into the hallway which in turn gives access to the



LANDING

The landing leads to both bedrooms and the bathroom. Hatch, with Ramsey ladder, to attic storage space above. Fitted carpet to stairs and landing.

BEDROOM 1 4.09m x 2.76m (13'5" x 9'1")
Comfortable double bedroom which has pleasant outlooks to the front of the property. Large shelved cupboard also housing the hot water tank. Fitted carpet.

BEDROOM 2 3.09m x 1.54m (10'1" x 5')
Small single bedroom or ideal office/study overlooking the rear garden. Fitted carpet.

BATHROOM 2.09m x 1.55m (6'10" x 5'5")
Refitted with a modern white suite and with an electric shower unit and glass shower screen over the bath. Useful wide vanity shelf under the glazed window. Fully tiled walls and attractive porcelain tiled flooring.



VIEWING: OWNER

07849184669 or

TELEPHONE

GSB PROPERTIES

01620 825368

lounge, kitchen and stairs leading to the upper floor accommodation. Telephone connection point and laminate wood flooring.

LOUNGE 5.02m x 3.81m (16'6" x 12'6")
A bright and well-proportioned room with a wide window and glazed door opening out to the rear garden. Under-stairs storage cupboard, laminate wood flooring and TV connection point.

KITCHEN 2.63m x 1.53m (8'8" x 5")
With a window overlooking the front of the property, the kitchen is well-fitted with a range of modern base and wall mounted units. Built-in stainless steel sink unit fitted with mixer tap and with plumbing for a washing machine and stainless steel back splash over the cooker. Laminate flooring.

GARDEN

The front garden is enclosed by a low bearing brick wall and includes flower and shrub borders. The larger rear garden is also enclosed by timber fencing and includes an area of lawn with flower and shrub borders and a paved sitting area adjacent to the house. Garden shed also has power.

EXTRAS

Included in the sale are all fitted carpets, blinds, curtains, poles, light fittings, cooker, fridge/freezer, washing machine, bathroom cabinet, bookstand and garden shed.

COUNCIL TAX BAND: C