

TRANENT  
14 FA'SIDE VIEW

**FIXED PRICE £155,000**

**£15,000 BELOW HOME REPORT VALUATION**

 **GSB PROPERTIES**  
TO VIEW TELEPHONE 01620 825368 WEB [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)



# TRANENT

## 14 FA'SIDE VIEW

**FIXED PRICE £155,000**  
**£15,000 BELOW HOME**  
**REPORT VALUATION**

**MODERN SEMI DETACHED**  
**VILLA GREATLY EXTENDED**  
**AND MODERNISED**

**A SUPER FAMILY HOME**

**ENTRANCE HALL**  
**LOUNGE**  
**KITCHEN/BREAKFAST ROOM**  
**DINING/FAMILY ROOM**  
**CONSERVATORY**  
**2 DOUBLE BEDROOMS**  
**1 SINGLE BEDROOM**  
**ENSUITE SHOWER ROOM**  
**FAMILY BATHROOM**  
**DOUBLE DRIVEWAY**  
**COURTYARD GARDEN**  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZING**

**VIEWING:**  
**TELEPHONE OWNER ON**  
**07958 930104 OR 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

Tranent has 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 as the City Bypass is five minutes away by car and there are also regular bus and train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

The property offered for sale is a modern semi detached villa which offers well-planned and spacious family accommodation with a flexible layout. This is a property that has undergone many improvements such as a two-storey improvement to the side and Conservatory to the rear of the building (all approvals in place), inner doors and surrounds, laminate wood flooring, recessed lighting, upgraded kitchen/breakfast room and bathroom. It also benefits from full gas fired central heating serviced by a Combination boiler (1 year old), double-glazing and there is ample power outlets, TV and telephone connection points throughout. Outside there is a wide driveway to the front and enclosed, courtyard garden to the rear.

This is a super family home in ready-to-walk-in condition. Early viewing is recommended.

## Accommodation

### ENTRANCE HALL

A part glazed front door opens into a small hallway which in turn gives access to the lounge and stairs leading to the upper floor accommodation. Laminate wood floor.

### LOUNGE 4.06m x 3.25m (13'4" x 10'7")

A bright and well-proportioned room with a large window overlooking the front of the property. TV and telephone connection points and laminate wood floor. Door to the kitchen.

### KITCHEN/BREAKFAST ROOM

4.22m x 3.15m (13'11" x 9'9")

With a window and half glazed door to the garden, the kitchen is well-fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a moulded sink unit with mixer tap and with plumbing for a washing machine and dishwasher. Built-in gas hob, electric oven and extractor hood. Understairs storage cupboard. Ample space for a dining table and chairs. Partly open to the dining room.

### DINING ROOM 5.61m x 2.85m (19'2" x 7'2")

Currently used as a formal dining room, this has great versatility and could also be used as a family room or children's play room. Window to the front and glass door leading into the Conservatory. Laminate wood floor.

### CONSERVATORY 2.89m x 2.59m (9'6" x 8'6")

A lovely addition with full height windows and glass door to the garden at the back. Fitted carpet.

### STAIRS AND LANDING

Straight staircase leads to the landing which in turn gives access to the bedrooms and bathroom. Hatch to attic storage space above. Fitted carpet to stairs and landing.

### BEDROOM 1 4.79m x 2.85m (15'8" x 7'2")

Comfortable main bedroom overlooking the front of the property. Laminate wood floor and door to the en-suite shower room.

### EN-SUITE SHOWER ROOM

2.25m x 2.07m (7'4" x 6'9")

Larger than most, it is fitted with a modern white wash hand basin, WC and feature shower enclosure. Deep display ledge under glazed window, extractor fan, recessed lighting and laminate wood floor.

### BEDROOM 2 3.34m x 3.22m (10'11" x 10'6")

Double bedroom which has pleasant open outlooks to the front of the property and good storage is provided by two deep/part shelved storage cupboards and built-in fitted wardrobes with sliding mirror doors. Fitted carpet.

### BEDROOM 3 2.63m x 2.63m (8'7" x 8'7")

Single bedroom overlooking the rear garden and with a built-in fitted wardrobe with sliding mirror doors. Laminate wood floor.

### FAMILY BATHROOM 2.32m x 1.51m (7'7" x 5')

Fitted with a modern white three-piece white suite with tiling to walls, glazed window and extractor fan. Vinyl floor.

### GARDEN

The enclosed courtyard garden to the back, which is south facing and a wonderful sun trap at all times of the year also includes a raised wooden deck/patio area at the far end of the garden. Large garden shed.

### DRIVEWAY

To the front of the house is a wide paved driveway which provides comfortable off-street parking for two vehicles.

### EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, curtain poles, hob, oven and hood. Garden shed.

### COUNCIL TAX BAND: E



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