



EAST LINTON  
18 Longstone Avenue

**FIXED PRICE £175,000**

**£5000 CASH BACK ON COMPLETION**

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

# EAST LINTON 18 LONGSTONE AVENUE

**FIXED PRICE £175,000**  
**£5000 CASH BACK ON  
COMPLETION**

**ATTRACTIVE SEMI-  
DETACHED VILLA**

## General Description

East Linton is an attractive rural village situated just off the A1 and within comfortable commuting distance of Edinburgh. The village is surrounded by lovely countryside and it is within easy reach of the Lammermuir Hills and East Lothian's beautiful coastline with its sandy beaches. Within the village there are good local shops catering for everyday requirements, an excellent primary school and good pubs/restaurants. More comprehensive shopping and recreational facilities and secondary schooling are available in Haddington or North Berwick. Longstone Avenue is an attractive modern development situated just on the outskirts of the village.

The property offered for sale is offers spacious family living accommodation with a flexible layout. It has been well maintained and is an easily and economically run home with full gas fired central heating, double/triple glazing and ample power outlets, TV and telephone connection points throughout. In brief, the accommodation comprises on the

work surface over and including a cooker and dishwasher. Patio doors to rear garden.

**LOUNGE** 4.72m x 4.60m (15'5" x 15'0")

A comfortable bright and sunny room with wide window to front aspect. TV and telephone connection points and fitted carpet.

**LANDING**

Staircase and landing leading to the first floor accommodation.

**BEDROOM 1** 3.36m x 2.58m (11'0" x 8'05")

Main bedroom which overlooks the front of the property and with built-in fitted wardrobes. Fitted carpet. Television and telephone connection points.

**BEDROOM 2** 3.29m x 2.84m (10'09 x 9'03)



**PLEASANTLY LOCATED  
WITHIN MODERN  
RESIDENTIAL AREA**

**ENTRANCE HALL  
CLOAKROOM  
LOUNGE  
KITCHEN/BREAKFAST  
ROOM  
3 BEDROOMS  
BATHROOM  
GARAGE & DRIVEWAY  
GARDEN  
GAS FIRED CENTRAL  
HEATING  
DOUBLE/TRIPLE GLAZING**

**VIEWING:  
TELEPHONE0  
GSB PROPERTIES  
01620 825368**

ground floor entrance hall, cloakroom, fitted kitchen/breakfast room, lounge/dining room and stairs leading to the upper floor accommodation, upstairs there are three bedrooms and family bathroom. Outside there is a detached garage with driveway, which is linked to another and gardens to the front, side and rear.

This is a good sized family home in a pleasant location within the development. Early viewing is highly recommended.

## Accommodation

### ENTRANCE HALL

A half glazed front door opens into the L-shaped hallway which in turn gives access to the cloakroom, kitchen, lounge and stairs leading to the upper floor accommodation. Fitted carpet.

### CLOAKROOM

A useful downstairs toilet fitted with a modern wash hand basin and WC. Wooden laminate flooring. Frosted window to rear aspect.

### KITCHEN/BREAKFAST ROOM

4.67m x 2.87m (15'04 x 9'05)  
Fitted with a quality range of wall and base level units with

Double bedroom overlooking the rear of the property, with a fitted carpet. Television connection point.

**BEDROOM 3** 2.91m x 1.95m (9'6" x 6'5")

Single bedroom or ideal home office also overlooking the back garden. Fitted carpet and television connection point.

**BATHROOM** 2.69m x 2.04m (8'10 x 6'05)

Fitted with a modern three piece suite comprising low level w/c, wash hand basin and panel with shower over.

### GARDEN

The open plan front and side garden is laid out to mainly to lawn with flower and shrub borders and there is a side access gate to the rear garden. The rear garden is south facing and is enclosed with timber fencing and is also laid mainly to lawn with a paved patio/sitting area adjacent to the house and a further covered patio area.

### GARAGE

To the side and linked to a neighbouring garage, it has an up and over door, power and light. Driveway in front provides additional off-street parking.

### EXTRAS

Included in the sale are all fitted carpets, curtains, light fittings, cooker and dishwasher.

## 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:

18 HARDGATE HADDINGTON  
EAST LOTHIAN EH41 3JS  
TEL: 01620 825368 FAX: 01620 824671  
LP 1 Haddington DX 540733 Haddington

**ESPC**  
espc.com