



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.



HADDINGTON
12 LYNN LEA AVENUE
OFFERS OVER £98,000



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TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk

HADDINGTON

12 LYNN LEA AVENUE

OFFERS OVER £98,000

AN EXCELLENT FIRST TIME BUY

**SPACIOUS END OF TERRACE VILLA
POPULAR AREA, CLOSE TO TOWN
GREATLY MODERNISED AND IMPROVED**

**ENTRANCE HALL
LOUNGE/DINING ROOM
NEW KITCHEN
2 DOUBLE BEDROOMS
NEW BATHROOM
GOOD STORAGE SPACE
ENCLOSED GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING
AMPLE PARKING TO FRONT & REAR**

General Description

Haddington is the County town for East Lothian and as such has an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure complex, 18-hole golf course, numerous sports and social clubs and all the usual youth organisations. The town is surrounded by typically beautiful East Lothian countryside and the coastline is also easily accessible. For those commuting into Edinburgh the journey by car is both fast and easy and there are regular bus services and rail links at Longniddry, Drem and Musselburgh. Located on the outskirts of town the property is pleasantly situated within a popular residential development area.

The property offered for sale is an attractive end of terraced villa which offers deceptively spacious living accommodation with a flexible layout. Recent improvement includes a new refitted kitchen and bathroom, laminate wood flooring, garden landscaping and painting and decorating, both internal and out. It also benefits from full gas fired central heating and quality double glazing. In brief, the accommodation comprises on the ground floor entrance hall, lounge/dining room and kitchen while upstairs there are two double bedrooms and bathroom. Outside, there are easily maintained gardens to the front and rear and within the immediate area also offers excellent parking to the front and rear of the property.

Ideally suited to First Time Buyers, this is an excellent starter home in pristine, walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL

A part glazed front door with side screen opens into the hallway, which in turn gives access to the lounge/dining room and stairs leading to the upper floor accommodation. Laminate wood flooring and open cloaks/storage recess cupboard.



BEDROOM 1

4.31m x 2.79m (14'6" x 9'2") excluding recess
Spacious main bedroom with two windows having pleasant open outlooks to the front of the property. Two built-in cupboards with hanging and storage space and handy open recess ideally suited for a computer. Fitted carpet and telephone connection point.

BEDROOM 2 3.23m x 3.14m (10'7" x 10'7")

Double bedroom which has a pleasant open outlook to the back and also with a built in cupboard.

BATHROOM 2.07m x 1.69m (6'9" x 5'5")

Recently refitted with a modern white three-piece suite with an electric shower unit and folding screen door over the bath. Full tiled surround, glazed window and laminate wood flooring.



VIEWINGS: SUNDAY 2-4pm

or TELEPHONE GSB

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LOUNGE/DINING ROOM

6.71m x 3.50m (22'1" x 11'6")

A bright, well-proportioned room providing good living accommodation with wide windows to the front and rear of the property. The lounge area includes a wall-mounted gas fire which has a back boiler serving the gas central heating system. Laminate wood flooring, TV and telephone connection points. Door to the kitchen.

KITCHEN 3.20m x 2.64m (10'4" x 8'8")

With a window and glazed door to the rear garden, the kitchen is beautifully fitted with a range of modern base and wall mounted units with attractive mosaic tiling over the worktops. It incorporates a granite-like, moulded sink unit fitted with mixer tap and with plumbing for a washing machine. Large under stairs cupboard also provides additional storage space with power and light. Laminate wood flooring.

STAIRS AND LANDING

Hatch to part floored attic storage space above. Fitted carpet to stairs and landing.

GARDEN

The property enjoys a slightly elevated position and has an open plan front garden which is bounded by a low brick wall with steps leading to the front door. The garden area is for easy maintenance with decorative gravel. The larger rear garden which is enclosed and has a rear access gate to the parking area at the back, is south facing and a wonderful sun trap in the summer months. This garden is also laid for easy maintenance and includes a large wooden deck adjacent to the house completed with decorative gravel beds. Large garden shed (which is a recent purchase) includes light and power.

EXTRAS

Fitted carpets, curtain poles, light fittings, gas cooker and garden shed.

COUNCIL TAX BAND:

B