



TRANENT

10 Church Street

OFFERS OVER £79,000

 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 **WEB** www.gsbproperties.co.uk

TRANENT

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OFFERS OVER £79,000

**SPACIOUS UPPER VILLA
FLAT FORMING PART
OF AN ATTRACTIVE STONE
BUILDING.**



**ENTRANCE HALL
LOUNGE
FITTED KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
REAR SHARED GARDEN
STORE SHED
FULL GAS FIRED CENTRAL
HEATING**

**VIEWING: TELEPHONE GSB
PROPERTIES 01620 825368**

General Description

The town of Tranent is ideally situated for commuters, being minutes away from the dual carriageway leading into the centre of Edinburgh, its airport and the motorway networks. It 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, the City Bypass being five minutes away by car and there are also regular bus services and train services from nearby Wallyford and Prestonpans Railway Stations. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

The property offered for sale is a traditional stone built upper villa flat offering spacious living accommodation with a flexible layout. The property still retains some of its original character with its high ceilings, window mouldings and working shutters in the lounge. The property benefits from full gas fired central heating and has ample power, television and telephone connections points throughout. Outside and to the rear there is an enclosed shared garden and outside stores.

IMPORTANT NOTE

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

The Home Report valuation for this property is **£90,000**. Details of the Home Report can be accessed at:

<http://www.packdetails.com/notify.htm?sr=hp187646&pc=EH331AB>

or through **GSB Properties website**

Accommodation

ENTRANCE

Access to the property is to the rear of the building via an external staircase.

ENTRANCE HALL 4.02m x 1.41m (13'6" x 4'7")

A solid timber front door with glazed insert panel leads into the traditional hall which gives access to

most of the rooms in the property. Hatch to attic storage space above. Large storage cupboard. Laminate wood flooring.

LOUNGE 4.89m x 4.11m (16' x 13'6")

A beautifully proportioned room with twin East facing windows, with its original wood panelling and working shutters, to the front of the property. Open shelved recess with cupboard underneath. Television and telephone connection point. Door to the kitchen.

KITCHEN 2.28m x 2.45m (8'5" x 8')

With a deep recessed window to the rear garden, the galley-style kitchen is well fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a circular stainless steel sink unit with mixer taps and with plumbing for a washing machine.

BEDROOM 1 4.07M X 3.39M (13'4" X 11'1")

A spacious double bedroom with a window overlooking the front of the property.

BEDROOM 2 4.07m x 2.65m (13'4" x 8'8")

Double bedroom facing West over the rear garden.

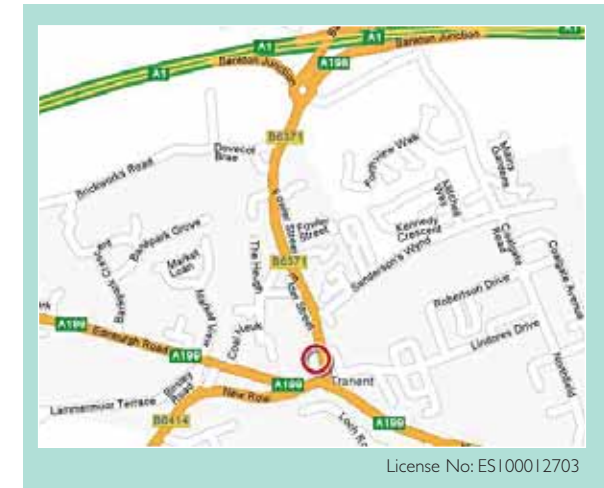
BATHROOM 2.02m x 1.76m (6'7" x 5'9")

Fitted with a traditional white suite with feature chrome mixer/shower taps. Large glazed window, extractor fan and laminate wood flooring.

GARDEN

To the rear of the property there is an enclosed garden to the rear which is part shared. Stores shed.

COUNCIL TAX BAND - B



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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