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GSB PROPERTIES

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.

OFFERS TO:

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TRANENT
"ST. ANDREWS COTTAGE"
77 CHURCH STREET

FIXED PRICE £255,000

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ATTRACTIVE, DETACHED MODERN
“COTTAGE-STYLE” VILLA

CONVENIENT LOCATION, CLOSE
TO SHOPS, SCHOOLS, BYPASS
A DECEPTIVELY SPACIOUS FAMILY
HOME OFFERING GREAT
VERSATILITY

ENTRANCE HALL
LOUNGE
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
FAMILY ROOM/BEDROOM 5
STUDY
4 BEDROOMS
ENSUITE SHOWER ROOM
SHOWER ROOM
FAMILY BATHROOM
FRONT COURTYARD GARDEN
ENCLOSED DRIVEWAY
QUALITY DOUBLE GLAZING
GAS CENTRAL HEATING

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 Longniddry or Prestonpans Stations. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep

“St. Andrews Cottage” is an attractive and modern detached villa which offers surprisingly spacious living accommodation with a flexible layout. In brief, the accommodation comprises on the ground floor; entrance hall, lounge with lovely French doors to the garden and also to the dining room, large kitchen/breakfast room also with French doors to the garden, utility room, shower room, family room/bedroom 4 and a further downstairs bedroom, while upstairs there is a main bedroom with en-suite shower room, two further bedrooms, study/bedroom 5 and family bathroom. The property has also been well-maintained, is in good decorative order and has ample power outlets, TV and telephone connection points throughout. It is also an easily and economically run with the full gas fired central heating and has been upgraded to include all new double-glazed windows. Outside, and to the front is a large mono-paved parking courtyard and courtyard garden.

This is already a great family home, however, with ample downstairs rooms such as bedrooms and a shower room, this property has the space and flexibility to offer buyers requiring ground floor living accommodation or indeed “granny facilities”. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL 4.88m x 4.58m (16' x 15') at widest point
 Part-glazed front door leads into a spacious L-shaped hallway which in turn gives access to all the rooms on the ground floor: Built-in storage cupboard and fitted carpet.

SHOWER ROOM
 Useful downstairs bathroom fitted with a wash hand basin, WC and fully tiled shower with folding screen door: Glazed window, extractor fan and tiled floor:

LOUNGE 4.20m x 3.88m (13'9" x 12'9")
 A bright and comfortable living room which has wide French doors opening out to the garden and inner French doors leading into the dining room. Fireplace with wood mantelpiece, inlay and hearth and electric fire. Fitted carpet and TV connection point.

DINING ROOM 3.86m x 2.97m (12'9" x 8'7")
 Good sized formal dining room overlooking the rear of the building. Fitted carpet. There is also a door leading out to the hall.



LANDING

Leads to the study/bedroom 5, further bedrooms and bathroom. Fitted carpet to stairs and landing.

STUDY 3.26m x 2.75m (10'2" x 8'6")

Cleverly designed to capture as much natural light as possible, there are triple windows overlooking the front and a feature 15-pane inner glazed wall to the landing. Fitted carpet, TV and telephone connection point.

BATHROOM 3.25m x 2.28m (10'7" x 7'5")

Good size family bathroom which is fitted with a modern wash hand basin set in a vanity unit with cupboard space underneath, WC, corner bath and separate tiled shower enclosure. Triple windows to the front, extractor fan and tiled floor.

BEDROOM 3 3.82m x 3.74m (12'6" x 12'3")

The main bedroom with Velux window set in the roof space, built-in double mirrored wardrobe and under eaves storage space (access to one is contained within the wardrobe). Fitted carpet.

ENSUITE SHOWER ROOM

Fitted with a wash hand basin, WC and “Respetex” lined shower enclosure with folding screen door: Velux window, extractor fan and tiled floor.

BEDROOM 4 5.16m x 2.83m (16'10" x 7'5")

Double bedroom with Velux window set in the roof space, a further gable end window and under eaves storage space. Fitted carpet.

BEDROOM 5 5.16m x 2.83m (16'10" x 7'5")

Similar to the above, this larger single bedroom is also fitted with a built-in desk, cupboard and open book shelf. Fitted carpet.



VIEWING:

CONTACT OWNERS on

07773 103597 or TELEPHONE

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KITCHEN/BREAKFAST ROOM 5.82m x 4.95m (19' x 12')

Partially open-plan in design, with double windows and French doors opening to the front courtyard and garden. The kitchen is well fitted with a range of modern solid wood base and wall mounted units with tiling over the worktops. It incorporates a molded sink unit with mixer tap, extractor hood and includes a large gas range cooker/stove. Tiled floor. Door to the utility room.

UTILITY ROOM 3.53m x 1.59m (11'6" x 5')

Fitted with matching base and wall mounted units with tiling over the worktops, there is a stainless steel sink unit with mixer tap and plumbing for both a washing machine and dishwasher. Tiled floor.

BEDROOM 1 3.57m x 2.66m (11'9" x 8'9")

Currently used as a study/home office, this useful downstairs bedroom has a window to the side and built-in wardrobe. Built-in desk with shelving above, fitted carpet and telephone connection point.

BEDROOM 2 3.84m x 2.35m (12'7" x 7'8")

Another downstairs bedroom or ideal family room with built-in fitted mirrored wardrobe, side window, fitted carpet and TV connection point.

COURTYARD GARDEN AND DRIVEWAY

St. Andrews Cottage is enclosed by a high stone wall to the front and there are double wrought iron gates off the main road allowing access into the driveway. Because of its direction and build, the property does not have a rear garden and most of its ground is to the front of the property. This area has been split to include a large mono-paved driveway and smaller garden. The easily maintained courtyard garden which does offer good shelter includes a dividing trellis for additional privacy, gravelled beds and a paved/patio sitting area with flower and shrub borders. Garden shed.

EXTRAS

Included in the sale are all curtains, blinds, light fittings, extractor hood, washing machine and garden shed.

NOTE:

The American-style fridge/freezer, dishwasher and large range cooker are also offered under separate negotiation.

COUNCIL TAX BAND: F

