



License No: ES100012703

GSB PROPERTIES

OFFERS TO:

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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.



**TRANENT
 8D EDINBURGH ROAD**

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**LOVELY UPPER VILLA FLAT
EXCELLENT WALK-IN CONDITION**

**CLOSE TO TOWN AND MOTORWAY
NETWORKS**

**AN IDEAL 1ST TIME BUY OR
BUY-TO-LET INVESTMENT**

**SHARED ENTRANCE
SECURE ENTRY PHONE SYSTEM**

**LOUNGE
FITTED KITCHEN
SHOWER ROOM
DOUBLE BEDROOM
GAS CENTRAL HEATING
FEATURE ARCHED WINDOWS
ON-STREET PARKING**

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 and there are also regular 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 centrally located on the western edge of the town and its position couldn't be more convenient - within easy walking distance to the shops, virtually on the doorstep for buses and only minutes away by car to all the motorway networks and surrounding districts.

This attractive brick built converted building (formerly the Miners Welfare Institute), comprises of six individual apartments on two floors and this upper floor flat now offered for sale features the half arched windows to both the front and back of the building.

This bright and sunny property provides modern living accommodation with a flexible layout. It has been well maintained, is in excellent decorative order and has the benefit of double glazing and gas central heating which is serviced by a Combination boiler. In brief, the accommodation comprises secured entrance stair, lounge, kitchen, shower room and double bedroom. Recent improvements have also



building, TV and telephone connection points, spotlights and wood effect laminate floor.

KITCHEN 2.93m x 1.46m (9'7 x 4'9)

Well fitted with a range of modern base and wall mounted units with tiling over the worktops, the kitchen incorporates a stainless steel sink unit with drainer, gas hob and electric oven. Wood effect laminate floor.

DOUBLE BEDROOM

3.27m x 2.82m (10'8 x 9'3)

Spacious double bedroom with fitted mirrored wardrobes to one side of the room. Feature arched window to the front, TV and telephone connection points and fitted carpet.

SHOWER ROOM

Fitted with a modern white suite comprising wash hand basin, WC and shower cubicle which has been vinyl lined for easy cleaning. There is also plumbing installed for a washing machine. Wood effect laminate floor and spotlights.



**VIEWING: OWNER 07825 413041
OR GSB PROPERTIES
01620 825368**

included attractive oak-style laminate flooring, carpeting, tiling and decoration.

This is a super property which would be ideal for a first time buyer or indeed perfect as a rental opportunity as it's in excellent walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE

Spacious shared entrance hall with security entry phone system to front door.

LOUNGE 3.98m x 3.63m (13'0 x 11'11)

A bright and well-proportioned living room with feature arched window to the rear of the

EXTRAS

Included in the sale are all floor coverings, fitted carpet, light fittings, blinds, curtains, washing machine, fridge freezer, the hob and oven.

NOTE

Additional items of furniture may be purchased under separate negotiation.

COUNCIL TAX BAND - B

SHARED EXPENSES:

Residents share the expense for the communal lighting and general maintenance of the property as and when needed.