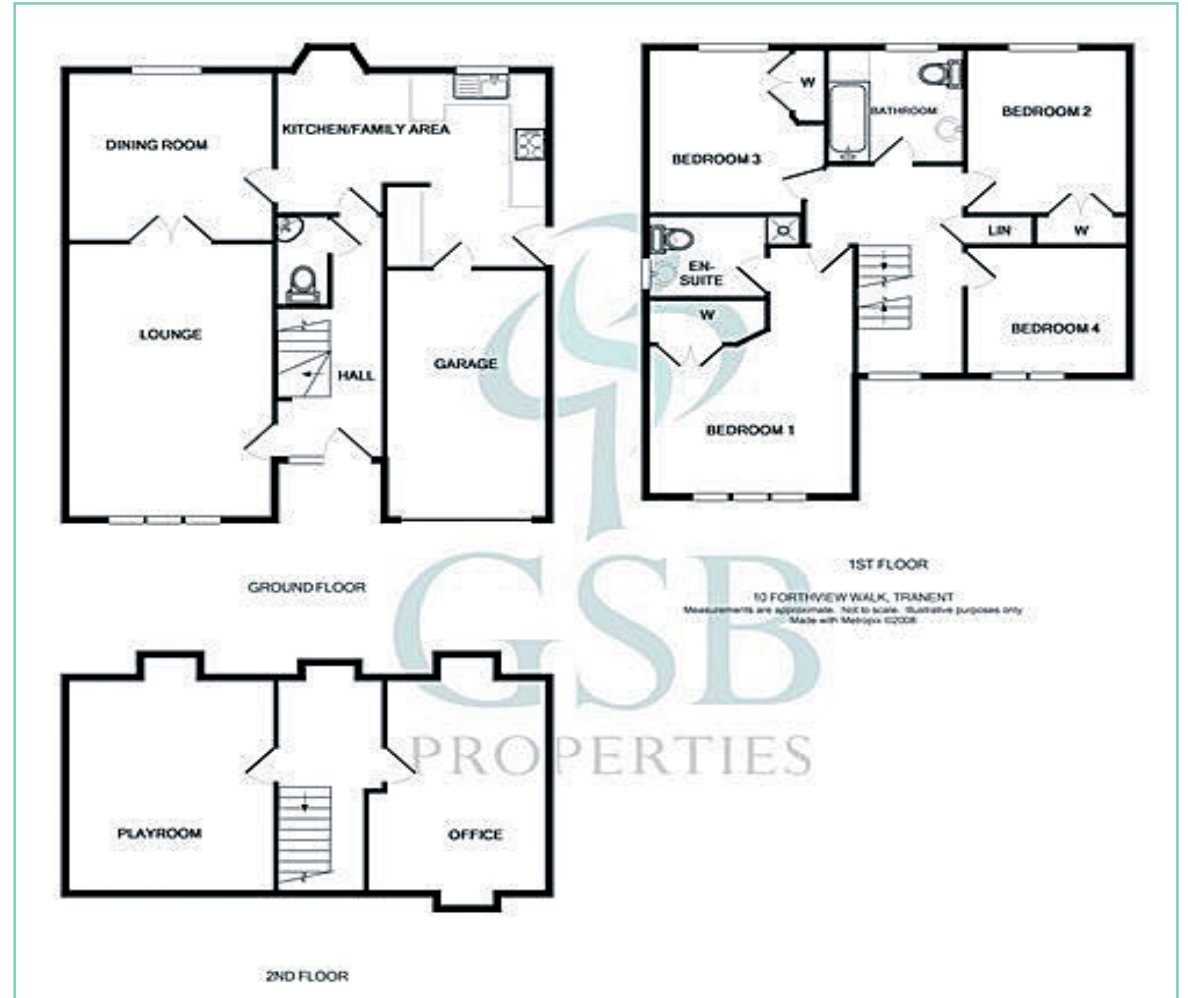




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HOUSE SALES

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.

GSPB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
 EAST LOTHIAN EH41 3JS
 TEL: 01620 825368
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TRANENT
10 FORTHVIEW WALK
LOWER FIXED PRICE £285,000

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10 FORTHVIEW WALK
LOWER FIXED PRICE £285,000

**MODERN DETACHED VILLA
 SET IN POPULAR
 RESIDENTIAL LOCATION
 IDEAL FAMILY HOME LOCATED
 WITHIN EASY REACH OF
 TOWN CENTRE AND
 MOTORWAY NETWORKS.**

**ENTRANCE HALLWAY
 CLOAKROOM
 LOUNGE
 DINING ROOM
 KITCHEN/FAMILY AREA
 6 BEDROOMS
 EN-SUITE SHOWER ROOM
 FAMILY BATHROOM
 GARDENS
 GARAGE WITH DRIVEWAY
 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 only a couple of minutes away by car and there are also regular bus and train services from near by Wallyford or Prestonpans stations. The bypass gives ready access to the airport and motorway network leading north and west. East Lothian's beautiful countryside and fine coastline are both virtually on the doorstep.

Recently built by "Persimmon Homes" the property is a Rosedale style property, with very few built on site.

The property is a stylish three storey detached villa offering spacious and well planned living accommodation. It has been beautifully maintained and is in excellent decorative order throughout. This is an easily and economically run home with full gas fired central heating and double glazing. Outside there is an attached garage, an open plan front garden and a fully enclosed back garden with decking and lawn areas.

Accommodation

ENTRANCE HALLWAY

Front door opens into the spacious entrance hallway, which in turn leads to the Lounge, Kitchen and downstairs W/C. Stairs leading to the first floor. Karndean flooring.

CLOAKROOM

Useful downstairs W/C fitted with low level w/c and a single wash hand basin. Karndean flooring. Extractor fan.

LOUNGE 5.57m x 3.68m (18'3 x 12'1)

Well proportioned room with large window to the front of the property. Coved ceiling, telephone and television points. Feature gas fireplace. Fitted carpet. Double doors leading to Dining Room.

DINING ROOM 3.68m x 3.46m (12'1 x 11'4)

Separate dining room with patio doors to the rear. Coving to ceiling. Fitted carpet.



BEDROOM 2 3.33m x 2.91m (10'11 x 9'6)

Double bedroom with window to the rear aspect and views over the Firth of Forth. Fitted wardrobe. Wooden effect laminate flooring.

BEDROOM 3 3.35m x 3.18m (11'0 x 10'5)

Double bedroom with window to rear aspect and pleasant outlook over rear garden. Built in wardrobe. Carpet.

BEDROOM 4 2.74m x 2.61m (9'0 x 8'7)

Bedroom to the front aspect of the property. Fitted carpet. Wide window.

BATHROOM

Fitted with a three piece suite comprising of low level w/c, wash hand basin, and panel bath. Partially tiled walls. Vinyl flooring. Extractor fan.

SECOND FLOOR LANDING

Spacious landing with space for small computer desk to make an ideal work area. Velux window to rear.

BEDROOM 5 4.34m x 3.71m (14'3 x 12'2)

Double bedroom with velux windows to both front and rear aspect. Vinyl flooring.



KITCHEN/FAMILY AREA 3.97m x 4.81m (13'1 x 15'10)

Fitted with a quality range of wall and base units with fitted work surface over and 1 1/2 stainless steel sink unit with drainer. Integral hob and oven. Doors to both rear garden and garage. Karndean flooring. Telephone and Television connection points.

FIRST FLOOR LANDING

Staircase and landing leading to the first four bedrooms and family bathroom. Window to the front aspect. Fitted carpet.

BEDROOM 1 5.03m x 3.68m (16'6 x 12'1)

Master bedroom with wide window to front aspect of the property. Built in wardrobes. Coving to ceiling. Fitted carpet. Telephone and Television connection point.

EN-SUITE

Fitted with a three piece suite including large shower cubicle, wash hand basin and low level w/c. Frosted window to the side aspect. Vinyl flooring.

BEDROOM 6 4.34m x 3.24m (14'3 x 10'7)

Double bedroom with two velux windows front and one to the rear aspect. Vinyl flooring.

GARDENS

Open plan garden to the front aspect, mainly laid to lawn with driveway to side leading to integral garage. Access via either side of the property to good sized rear garden, mainly laid to lawn and enclosed by a panel fence. Patio and Decking areas. A range of flower and shrub borders.

EXTRAS

All floor and light fittings and all blinds.

COUNCIL TAX BAND - G

**VIEWING - TELEPHONE SELLERS
 ON 07837 320621 OR
 GSB PROPERTIES ON
 01620 825368**

