



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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**TRANENT
 51 LAWSON WAY
 OFFERS AROUND £300,000**



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**BEAUTIFULLY PRESENTED
DETACHED VILLA WITH MANY
ADDITIONAL
QUALITY FEATURES**

**PLEASANT, PRIVATE
LOCATION WITHIN
MODERN DEVELOPMENT**

A SUPERB FAMILY HOME

**ENTRANCE HALL
CLOAKROOM
LOUNGE
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
4 DOUBLE BEDROOMS
2 X EN-SUITE SHOWERROOMS
FAMILY BATHROOM
DETACHED DOUBLE GARAGE
SOUTH FACING GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING**

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 (all within easy walking distance). 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 Prestonpans, Wallyford or Musselburgh Stations. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

The property offered for sale is pleasantly situated in Lawson Way and enjoys a fine position within a private entrance cul-de-sac shared with one other property.

This beautifully proportioned detached villa is three years old and has been greatly upgraded and improved by the present owners out with the standard specification. It is in excellent condition, has been tastefully decorated and now includes many fine quality features such as modern lighting, chrome fittings and fixtures, glazed internal doors, quality tiling, carpeting and Karndean solid oak wood flooring, a beautifully refitted kitchen with quartz worktops and a new custom made limestone fireplace. In brief, the accommodation comprises on the ground floor spacious entrance hall, cloakroom, elegant lounge, dining room, kitchen/breakfast room and utility room while upstairs there are four generous bedrooms, 2 x en-suite shower rooms and a four-piece family bathroom. It is also an easily and economically run home with double-glazing, full gas-fired central heating and there are ample power outlets, TV and telephone connection points throughout. Outside there is a detached double garage with a wide mono-paved driveway and landscaped gardens to the front and rear.

This is a superb, very spacious family home in pristine, ready-to-walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL 3.52m x 2.77m (11'6" x 9'1") at widest point
A part glazed front door with side screen opens into the spacious hall which in turn gives access to the cloakroom, lounge, dining room, kitchen and stairs leading to the upper floor accommodation. Built-in under stairs storage cupboard. Attractive solid oak wood flooring. Telephone connection point.

CLOAKROOM
Useful downstairs toilet fitted with a modern white WC and wash hand basin, extractor fan and solid oak flooring.

LOUNGE 7.64m x 3.61m (25' x 11'10")
A bright and beautifully proportioned living room, with triple windows to both the front and back of the house. Attractive custom made limestone fireplace with surround and hearth fitted with a feature living flame gas fire. Dimmable light fittings. TV and 2 x telephone connection points. Solid oak wood flooring.

DINING ROOM 3.79m x 3.62m (12'5" x 11'10")
A most comfortable dining room or ideal family room with triple windows having pleasant open outlooks to the front. TV connection point. Solid oak wood flooring.



EN-SUITE SHOWER ROOM 2.10m x 1.99m (6'88" x 6'6")
Spacious en-suite, comprising white wash hand basin, WC and tiled shower enclosure with mains shower and glass screen doors. Glazed window, shaver connection point, extractor fan and beautiful polished quartz tiled floor.

BEDROOM 2 4.07m x 3.68m (13'4" x 12')
Large double bedroom or ideal guest bedroom, also with triple windows to the front and built-in fitted wardrobes. Fitted carpet. Door to en-suite shower room.

EN-SUITE SHOWER ROOM 2.03m x 1.77m (6'8" x 5'9")
Comprising modern wash hand basin, WC and tiled shower enclosure with mains shower and glass screen doors. Glazed window, extractor fan and attractive ceramic tiled floor.

BEDROOM 3 3.87m x 3.13m (12'7" x 10'3")
Bright double bedroom overlooking the rear garden and with fitted carpet.

BEDROOM 4 3.66m x 2.88m (12' x 9'5")
Double bedroom or ideal home office positioned to the back of the property with fitted carpet.

BATHROOM 2.57m x 2.35m (8'5" x 7'07")
A good sized family bathroom comprising wash hand basin, WC, bath with feature shower/mixer tap and separate tiled shower compartment with mains shower and glass screen doors. Glazed window, shaver connection point, extractor fan and polished quartz tiled floor.

DOUBLE GARAGE
To the front/side is a detached double garage with twin up-and-over doors, and side half glazed entrance door. Recessed light fittings operated via motion detector to both garage doors. Power outlets and lights with fixed work bench and wall mounted storage unit. Mono-block driveway provides additional parking spaces in front.



KITCHEN/BREAKFAST ROOM 6.45m x 4.04m (21'2" x 13'4")
Partly open plan in design, the large breakfasting area which can easily accommodate a full dining table and chairs has patio doors opening to the rear garden. With triple windows overlooking the garden and door to the utility room, the kitchen area is beautifully fitted with a range of quality cabinetry and quartz worktops. It incorporates a deep, stainless steel under mounted sink unit with mixer tap, built-in gas hob, stainless steel canopy extractor hood and double electric ovens. Stainless steel power outlets. Large-tile laminate floor throughout.

UTILITY ROOM
Fitted with matching base and wall mounted units with wood effect worktops. Space and plumbing for both a washing machine and dishwasher. Half glazed door. Large-tile laminate floor.

LANDING
Spacious landing gives access to all the bedrooms and bathroom. Hatch to attic space above with lighting and power outlet. Built-in airing cupboard housing the hot water tank and ample shelving. Lovely light oak balustrade and spindles, fitted carpet to stairs and landing.

BEDROOM 1 (MASTER BEDROOM) 4.55m x 3.68m (14'10" x 12'07")
A bright and generously proportioned master bedroom with triple windows having pleasant open outlooks to the front of the property and with built-in fitted wardrobes with recessed light fittings. Fitted carpet, TV and telephone connection points. Door to en-suite shower room.

GARDEN
The property which also enjoys an open view area with trees and shrubs at the front is accessed by a private mono-block driveway (shared with one other house) and is fully enclosed by low level fencing. The front garden is open-plan in design and laid mainly to lawn with flower and shrub beds and young trees. The larger enclosed south facing garden to the back is also laid mainly to lawn with flower and shrub beds and includes a paved patio area adjacent to the house and a further, partially enclosed patio/decked area which features flush LED light fittings and external weatherproof socket at the far end of the garden.

EXTRAS
Included in the sale are all fitted carpets, recessed light fittings, limestone fireplace in the lounge, hob, ovens and hood. All outside lighting.

NOTE:
Additional appliances such as the washing machine, dishwasher, fridge/freezer and free standing breakfast bar may be purchased under separate negotiation.

COUNCIL TAX BAND: G

**VIEWING:
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