



EAST LINTON
7 LONGSTONE AVENUE
EH40 3BS



EAST LINTON

7 LONGSTONE AVENUE
EH40 3BS

**ATTRACTIVE SEMI-
DETACHED VILLA
PLEASANTLY LOCATED
WITHIN MODERN
RESIDENTIAL AREA**

**ENTRANCE HALL
CLOAKROOM
LOUNGE
KITCHEN/DINING ROOM
3 BEDROOMS
BATHROOM
GARAGE & DRIVEWAY
GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING**

VIEWING: TELEPHONE

GSB PROPERTIES

01620 825368

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

OFFERS TO:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS
TEL: 01620 825368
FAX: 01620 824671
LPI Haddington DX 540733 Haddington

ESPC
espc.com

LOCATION

East Linton is an attractive rural village situated just off the A1 and within comfortable commuting distance of Edinburgh. The village is surrounded by lovely countryside and it is within easy reach of the Lammermuir Hills and East Lothian's beautiful coastline with its sandy beaches. Within the village there are good local shops catering for everyday requirements, an excellent primary school and good pubs/restaurants. More comprehensive shopping and recreational facilities and secondary schooling are available in Haddington or North Berwick. Longstone Avenue is an attractive modern development situated just on the outskirts of the village.

DESCRIPTION

7 Longstone Avenue, located on the left hand side of the estate, offers spacious family living accommodation with a flexible layout. Entered via the front door into the Entrance hallway which in turn leads to the downstairs cloakroom, Lounge and Kitchen/Dining Room. To the downstairs accommodation the owner has fitted high quality Amtico flooring. To the front of the house is a spacious lounge with wide window overlooking the front garden and coving to the ceiling. The Kitchen has been fitted with a quality range of wall and base level units with work surface over. Sliding patio doors then lead directly out to the rear garden. The staircase in the hallway leads to the first floor accommodation, with access to the attic. One of the bedrooms has a fitted wardrobe while the second has a free standing with both having fitted carpets. There is also a smaller third bedroom. The bathroom has been fitted with a low level w/c, wash hand

basin and panel bath with shower over.

To the external of the property at the front is a two car driveway leading to a single car garage, which is detached from the house. A lawn area leads to the side gate which allows access to the rear garden. The rear garden mainly laid to lawn with a patio sitting area is surrounded by wooden panel fencing.

SPECIFICATION

Entrance hallway, Cloakroom, Lounge 4.71m x 4.59m (15'05 x 15'00), Kitchen/Dining Room 4.71m x 2.87m (15'05 x 9'05), Landing, Bedroom 3.58m x 3.27m (11'09 x 10'09), Bedroom 3.31m x 3.28m (10'10 x 10'09), Bedroom 2.68m x 2.05m (8'09 x 6'05), Bathroom, Garage, Gardens.

SERVICES

Gas Central Heating, Mains Water/Drainage, Electricity

ITEMS TO BE INCLUDED WITHIN PRICE

All floor coverings and light fittings.
Fridge/Freezer, Dishwasher

COUNCIL TAX BAND - D



7 LONGSTONE AVENUE, EAST LINTON
Measurements are approximate. Not to scale. Intended for guidance only.
Made with Intsight GSD11

