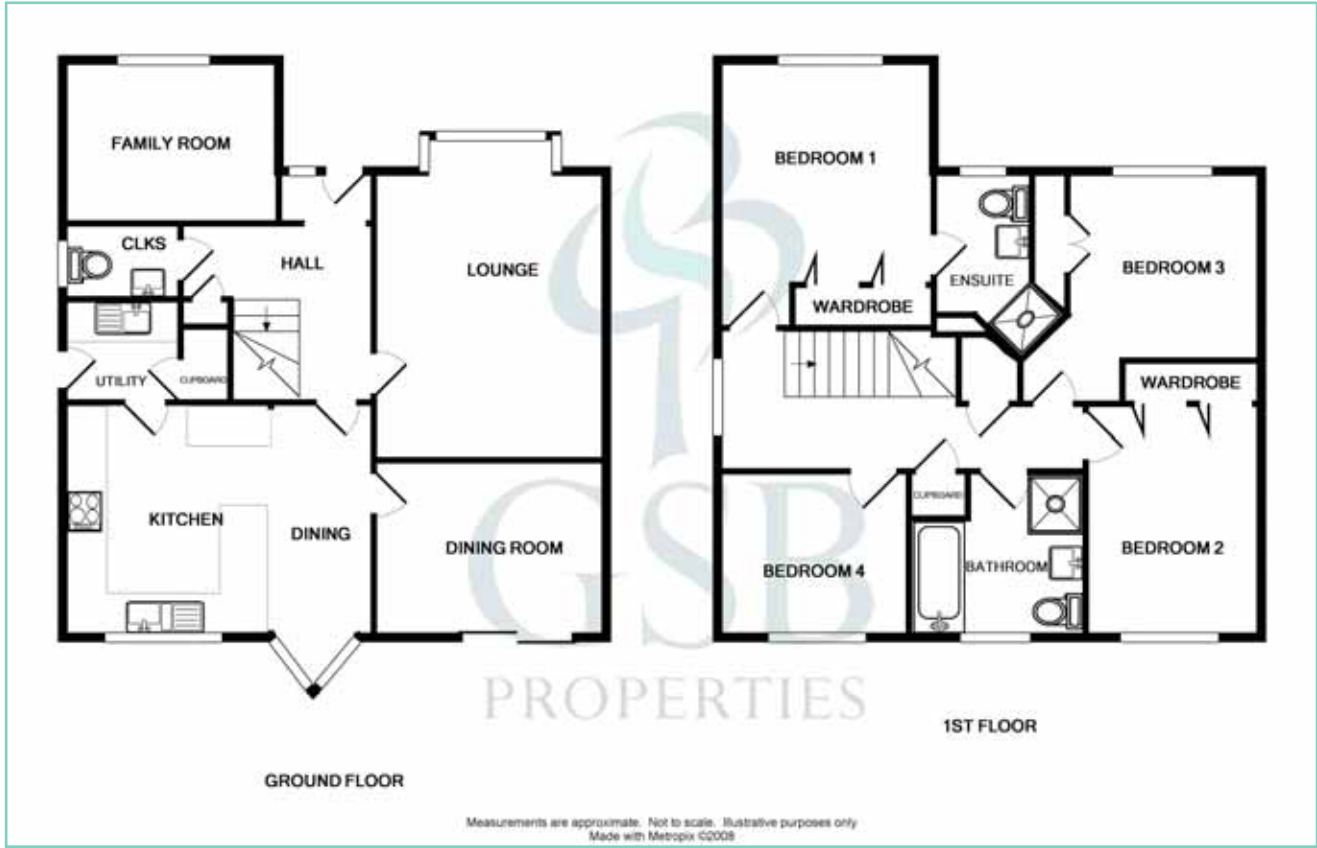




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**HOUSE SALES**

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.

**OFFERS TO:**

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**TRANENT**  
**9 MOFFAT WALK**  
**FIXED PRICE £286,500**

## TRANENT 9 MOFFAT WALK

**FIXED PRICE £286,500**

**STYLISH DETACHED VILLA  
IN PRIME LOCATION  
FLEXIBLE FAMILY ACCOMMODATION  
IN EXCELLENT CONDITION**

**ENTRANCE HALL  
CLOAKROOM  
LOUNGE  
DINING ROOM  
FAMILY ROOM  
LARGE KITCHEN/BREAKFAST ROOM  
UTILITY ROOM  
4 BEDROOMS  
EN-SUITE SHOWER ROOM  
FAMILY BATHROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
SECURITY ALARM SYSTEM  
DETACHED DOUBLE GARAGE  
ENCLOSED GARDEN**

### General Description

Moffat Walk is situated on the south west edge of town and forms part of the new Walker Homes residential development. It is an excellent location close to the new primary school and within walking distance of most of the town's amenities. Tranent has a good shopping centre, schooling for all ages and within the immediate area there are a wide range of leisure and recreational facilities. For those commuting into Edinburgh the journey by car is both fast and easy and the city bypass also provides ready access to the airport and motorway network. There are regular train services from nearby Wallyford station. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

The property occupies a prime location on the edge of the development and has a pleasant outlook to the front. It is the stylish Buckingham design which offers excellent family accommodation with a flexible layout. The property has been well maintained and is in excellent decorative order throughout. It occupies a good corner site, has a detached double garage with a large mono block driveway in front and an enclosed garden to the rear.

This is a stylish and spacious family home in ready to walk in condition and early viewing is recommended.

### Accommodation

#### ENTRANCE HALL 2.85m x 2.50m (9'3" x 8'5") overall

A double glazed front door opens into a vestibule area with archway to the main hall. Shelves cupboard with security alarm control panel. Fitted carpet.

#### CLOAKROOM 1.75m x 1.15m (5'9" x 3'9")

A useful downstairs toilet fitted with a white wash hand basin and WC. Window to side and vinyl flooring.

#### LOUNGE 4.40m x 3.55m (14'4" x 11'8")

A well proportioned and bright room with a box bay window and a pleasant outlook to the front of the property. Corniced ceiling, fitted carpet and TV point.

#### DINING ROOM 3.65m x 2.70m (11'11" x 8'10")

This room would serve equally well as a dining room or family room as it has patio doors opening out to the garden. Corniced ceiling and fitted carpet.



#### LANDING

The stairs and landing are well lit by a window to the side of the property. Large airing cupboard and shelved cupboard. Hatch giving access to attic storage space. Fitted carpet to stairs and landing.

#### BEDROOM 1 4.10m x 3.30m (13'4" x 10'9")

Attractive double bedroom with wide window to the front and a pleasant outlook. Large built-in fitted wardrobes with folding mirror doors. Fitted carpet and both TV and telephone points.

#### EN-SUITE SHOWER ROOM 2.20m x 1.52m (7'2" x 5'2")

Fitted with a white wash hand basin and WC set in a vanity unit with cupboard under, large wall mirror and lighting unit. Separate large fully tiled shower cubicle with screen doors. Window to front and vinyl flooring.

#### BEDROOM 2 3.45m x 3.05m (11'3" x 9'11")

Large double bedroom with an outlook over the back garden. Large built-in fitted wardrobes with folding mirror doors. Fitted carpet.

#### BEDROOM 3 3.10m x 2.80m plus large door opening

Double bedroom with an open outlook to the front and large built-in fitted wardrobes. Fitted carpet.

#### BEDROOM 4 2.95m x 2.45m (9'8" x 7'11")

A larger than usual single bedroom overlooking the back garden and with a fitted carpet.



#### FAMILY ROOM 3.30m x 2.50m (10'9" x 8'2")

A versatile room which could be a study/office, play room or just a quiet second TV lounge. It has a window to the front, corniced ceiling, fitted carpet and both TV and telephone points.

#### DINING/KITCHEN

#### 4.75m x 3.45m (15'6" x 11'2") plus bay window

This room is assured to be the hub of family life in this home. The kitchen area is beautifully fitted with modern base and wall mounted units with tiling over the work surfaces and with a west facing window to the back garden. Built-in gas hob, double oven and cooker hood and integrated dishwasher, fridge and freezer. 1 1/2 bowl stainless steel sink unit fitted with mixer taps. A peninsula unit separates the kitchen from the dining/living area which has an attractive triangular shaped bay window with an outlook to the garden. Vinyl flooring.

#### UTILITY ROOM 1.80m x 1.70m (5'9" x 5'6")

Fitted with base units and including a stainless steel sink unit with plumbing for a washing machine. Storage cupboard and double glazed side door to the driveway. Vinyl flooring.

#### BATHROOM 2.42m x 2.30m (7'11" x 7'6") overall

A spacious family sized room with a white bath, wash hand basin and WC with vanity unit and cupboards under. Separate fully tiled shower cubicle with screen door. Window to rear and vinyl flooring.

#### GARAGE 5.35m x 5.30m (17'6" x 17'4")

Detached brick built garage with twin up and over doors to the front and light and power laid on. Excellent storage space in the roof.

#### GARDEN

The open plan front garden is laid out to grass with a young hedge already planted. To the side of the property there is a large mono block driveway and parking area in front of the double garage. Side gate to the back garden that is fully enclosed by timber fencing. It is a terraced garden with a large sunny paved patio close to the house, area of lawn and raised flower and shrub borders.

#### EXTRAS

Included in the sale are all fitted carpets, blinds and light fittings, hob, oven, cooker hood, fridge, freezer and dishwasher.

**VIEWING: TELEPHONE  
GSB PROPERTIES  
01620 825368**

