

INNERWICK
141 THURSTON
MANOR PARK

**FIXED PRICE £60,000 OR
NEAREST OFFER**



 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 **WEB** www.gsbproperties.co.uk

INNERWICK

141 THURSTON MANOR PARK

**FIXED PRICE £60,000 OR
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**STYLISH, DETACHED CHALET
LODGE SET WITHIN FAMILY
OWNED HOLIDAY HOME PARK
LOVELY RURAL SETTING IN
THE HEART OF EAST LOTHIAN
IDEAL WEEKEND RETREAT OR
HOLIDAY HOME**

**ENTRANCE HALL
OPEN PLAN LOUNGE/DINING
AND FULLY FITTED KITCHEN
SHOWER ROOM
2 DOUBLE BEDROOMS
FITTED BEDROOM FURNITURE
DRIVEWAY
DOUBLE GLAZING
LPG CENTRAL HEATING
MANY VALUABLE EXTRAS
RESIDENTS LEISURE CENTRE
AND SWIMMING POOL**

**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:

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ESPC
espc.com

General Description

Thurston Manor Park is an independent family owned holiday home park nestled quietly in the heart of East Lothian, one of the prettiest parts of Scotland. The park is located just on the outskirts of Innerwick and about 2 miles from Dunbar and is situated in a sheltered hollow, free of noise or air pollution with lovely views to the surrounding countryside. The beautiful surrounding coastline and countryside including the end of the southern upland way provide a healthy and stimulating recreational environment.

This secluded community comprises of luxury holiday lodges and caravans and offers the ideal weekend or holiday accommodation thoughtfully sited to ensure maximum space and privacy.

The historic seaside and fishing town of Dunbar has an excellent shopping centre including a recently opened ASDA Superstore, with schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, 2 links golf courses and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and there are many interesting coastal walks including those at John Muir Country Park. Dunbar is also within comfortable commuting distance of Edinburgh by car or by train from the local railway station and the express way and city bypass also provide rapid access to the airport and motorway network.

The property offered for sale is a detached "Chalet" style Lodge offering good living accommodation with a flexible layout. This attractive two bedroom property is fully fitted throughout to include carpeting, curtains, blinds, light fittings, modern fireplace in the lounge, fully equipped kitchen with integrated appliances and separate utility room also with washing machine and tumble dryer and fitted bedroom furniture. It also benefits from full double glazing, including double French doors opening out to a sunny veranda/deck, LPG central heating and there are ample power outlets, TV (cable ready) and telephone connection points throughout. Outside there are attractively landscaped grounds communal to the residents and a private tarmac driveway in front of the lodge. The community also provides residents with a general store for everyday shopping and a leisure complex complete with restaurant, gym and indoor swimming pool.

This attractive and comfortable home would be ideal as a weekend retreat or indeed holiday home. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL

Glazed front door leads into the hallway which in turn gives access to most of the rooms in the property. Built in cupboard housing the central heating boiler and utility meters. Fitted carpet.

UTILITY ROOM 1.87m x 1.30m (6'6" x 4'3")

Useful separate utility room which is fully equipped with a stainless steel sink unit and countertop, nearly new washing machine and tumble dryer. Glazed window and vinyl floor.

LOUNGE/DINING ROOM AND KITCHEN 5.98m x 4.75m (19'3" x 15'7")

A bright and beautifully proportioned living room with windows to the front, side and rear of the building and with double, south facing French doors leading out to the veranda/deck. Fireplace with mantle, marble hearth and inlay and fitted with a modern electric fire. TV and telephone connection points and fitted carpet.

KITCHEN

Partially open plan to the lounge, the kitchen is beautifully fitted with a range of modern base and wall mounted units with matching splash backs over the worktops. It incorporates a stainless steel sink unit with mixer tap, gas hob, gas oven and canopy extractor hood. Integrated dishwasher and fridge/freezer. Vinyl floor.

BEDROOM 1 4.01m x 3m (13'2" x 9'10")

Double bedroom which has a window to the side and with built in fitted bedroom cabinetry. Fitted carpet.

BEDROOM 2 3.40m x 2.91m (11'2" x 9'6")

Double bedroom overlooking the side and also with fitted bedroom furniture, which comprises, double wardrobes, storage and dressing table. Fitted carpet.

SHOWER ROOM 1.89m x 1.64m (6'2" x 5'4")

Fitted with a modern white wash hand basin set in a vanity unit with cupboard space underneath, WC and Respetex lined corner shower with screen doors. Glazed window, fitted carpet, shelved linen/storage unit and shaver connection point.

OUTSIDE

The main veranda/wooden deck to the back of the lodge is south facing and a wonderful sun trap most times of the year. Its situation also provides lovely views to the surrounding countryside and hills.

PARKING

To the front of the lodge is a private, tarmac driveway.

EXTRAS

Included in the sale are all fitted carpets, blinds, light fittings, hob, oven, hood, dishwasher, fridge/freezer, washing machine and tumble dryer. All bedrooms furniture including two single beds in one of the bedrooms, dining table and chairs and coffee table. Sky dish and garden bench.

ADDITIONALS:

Yearly ground rent: £1965 (covers the maintenance of all grounds, trees and roadways).
Rates: £267 per year.

COMMUNAL FACILITIES

Set within the grounds is a general store for everyday shopping, the parks' sales office and tourist information office.

LEISURE CENTRE

Available (small membership fee required) to residents is a modern indoor swimming pool, restaurant and gym.



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