



**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  
LP | Haddington DX 540733 Haddington



**TRANENT**  
19 BANKPARK CRESCENT  
EH33 1AS



**TRANENT**  
**19 BANKPARK CRESCENT**  
**EH33 1AS**

**BEAUTIFULLY PROPORTIONED DETACHED BUNGALOW, OFFERED TO THE MARKET IN EXCELLENT ORDER HAVING BEEN EXTENSIVELY REFURBISHED THROUGHOUT BY THE PRESENT OWNER. IDEAL FAMILY ACCOMMODATION WITH POTENTIAL FOR FUTURE EXTENSION INTO THE ATTIC.**

**VESTIBULE**  
**HALL**  
**LOUNGE**  
**DINING ROOM**  
**MODERN FITTED KITCHEN**  
**SUN ROOM**  
**UTILITY ROOM**  
**INNER HALL**  
**MASTER BEDROOM**  
**ENSUITE SHOWER ROOM**  
**2 FURTHER BEDROOMS**  
**FAMILY BATHROOM WITH SEPARATE SHOWER**  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZING TO MOST ROOMS**  
**EXTENSIVE CELLAR WITH WORKSHOP AREA**  
**SINGLE GARAGE**  
**TWO DRIVE-INS AND PRIVATE GARDENS**  
**EXCELLENT STORAGE**

**VIEWING: TELEPHONE**  
**GSB PROPERTIES 01620 825368**

**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 five minutes away by car and there are also regular bus and train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

The property has been extensively refurbished by the present owner and offers beautifully proportioned family accommodation, with lovely gardens, two drive-ins and a cellar with workshop area spanning the footprint of the property. In addition there is a large attic which may be possible for conversion into additional accommodation, subject to the necessary planning permission. Features of particular note include a large lounge which is open plan to a dining room and there is a superb modern fitted kitchen. There are three good sized bedrooms, one with ensuite shower room, and an attractive family bathroom with bath and separate shower cubicle. Finally there is a long sunroom across the major part of the rear elevation of the property, overlooking the garden and providing access to a large utility room. The property has an integral garage with a single drive-in to the front of it, and there is also a separate long drive-in providing extensive off street parking. The property has gas central heating, double glazing to most windows and good storage facilities both within the property and in the cellar below.

The property offers excellent family accommodation and early viewing is highly recommended to appreciate the quality of accommodation on offer.

**ACCOMMODATION**

**VESTIBULE**

The vestibule has fitted carpet and a glazed door to the hall.

**HALL**

The hall has a central heating radiator, fitted carpet and a large storage cupboard.

**LOUNGE**

A beautiful large lounge with a double glazed picture window to the front of the property. The room has two central heating radiators and fitted carpet, and two steps leading up to the dining room.

**DINING ROOM**

This lovely dining room is situated to the rear with a single glazed window to the sun room. Fitted carpet, central heating radiator, door to kitchen and two steps down to the lounge.

**KITCHEN**

A superb, well proportioned modern kitchen with an excellent range of fitted units, complementary work surfaces, tiled splashback and a stainless steel sink with mixer tap. The cooker and integral dishwasher and fridge are included in the sale. Single glazed window and door to sun room and tile effect laminate flooring. Doors to hall and dining room.

**SUN ROOM**

This is a long sunroom which enjoys a lovely outlook over the garden, providing an ideal breakfasting area, with doors to the garden and utility room.

**UTILITY ROOM**

A large utility room with base and wall units, fitted work surfaces and a Belfast sink. The washing machine is included in the sale and there is a double glazed window to the rear.

**INNER HALL**

The inner hall area has two good storage cupboards, solid oak flooring and a central heating radiator.

**MASTER BEDROOM**

An attractive master bedroom with a double glazed window to the front. Engineered oak flooring and central heating radiator. Access to ensuite shower room.

**ENSUITE SHOWERROOM**

This comprises a three piece suite with an extractor fan, a heated towel rail and tile effect laminate flooring.

**BEDROOM 2**

The second double bedroom is located to the rear with solid oak flooring, central heating radiator and a double glazed window unit.

**BEDROOM 3**

A third bedroom is situated to the side of the property with a double glazed window unit enjoy views of the Firth of Forth, central heating radiator and engineered oak flooring.

**BATHROOM**

An attractive family bathroom with a four piece white suite incorporating a bath with shower mixer attachment and a separate corner shower cubicle. Solid oak flooring, double glazed window to rear and low maintenance wall panelling.

**EXTRAS**

All fitted carpets and floor coverings, blinds, cooker, dishwasher, fridge/freezer and washing machine.

**GARDENS**

The property is surrounded by well tended private gardens incorporating two drive-ins to the front providing excellent off street parking. There is a large decked patio area to the rear and areas of lawn, a vegetable patch and a variety of plants and shrubs.

**CELLAR/WORKSHOP**

The property benefits from a large cellar, occupying the footprint of the property, with restricted head height to some areas, but offering excellent storage facilities and with a useful workshop area with power and light. The central heating boiler is located in the cellar.

**GARAGE**

There is a single integral garage with an up and over door to the front.

**COUNCIL TAX BAND - F**

