



TRANENT  
3 CARLAVEROCK VIEW  
FIXED PRICE £115,000

 **GSB PROPERTIES**  
TO VIEW TELEPHONE 01620 825368 WEB [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)

# TRANENT

## 3 CARLAVEROCK VIEW

**FIXED PRICE £115,000**

**VIEWING: TELEPHONE**

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**01620 825368**

**IDEAL FIRST TIME BUY  
SUPERB MODERN  
TERRACED VILLA**

**ENTRANCE HALL  
LOUNGE  
KITCHEN**

**DOUBLE BEDROOM  
SINGLE BEDROOM  
NEW BATHROOM**

**GAS CENTRAL HEATING  
PARTIAL DOUBLE GLAZING  
DRIVEWAY  
GARDEN**

### General Description

The property is pleasantly located in a popular residential area. Tranent has good local shopping facilities, 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 is both fast and easy, the City Bypass being five minutes away by car. East Lothian's beautiful countryside and fine coastline are also virtually on the doorstep.

The property is a mid terraced villa offering well planned accommodation. It has been well maintained and is in good decorative order throughout. Briefly the accommodation comprises of Entrance Hallway, Kitchen, Lounge, with 2 Bedrooms and Bathroom. It has gas central heating and is partially double glazed. Outside there is a driveway to the front of the property and a good sized back garden with a patio, lawn and shed.

The property would be ideal for first time buyers and is in excellent condition. Early viewing is highly recommended.

### Accommodation

#### ENTRANCE HALL

Front door opens into the hallway which in turn leads to the Kitchen and Lounge, with staircase leading to the first floor. Wooden laminate flooring. Alarm panel.

#### LOUNGE 5.03m x 3.72m (16'06 x 12'02)

Spacious lounge with full width sliding patio doors to rear overlooking the garden. Coving to the ceiling. Small meter cupboard. Wooden laminate flooring. Television and Telephone connection points. Coving to ceiling.

#### KITCHEN 2.59m x 1.79m (8'08 x 5'10)

Fitted with a quality range of wall and base level units with work surface over and incorporating a 1/2 stainless steel sink unit and drainer. Built in gas hob, electric oven and cooker hood and the fridge/freezer are also included in the sale. Window to the front aspect. Ceramic tiled flooring.

#### LANDING

The landing gives access to both bedrooms and the bathroom, and there is a hatch opening out in to attic storage space above. Fitted carpet to stairs and landing.

#### BEDROOM 1 3.81m x 2.73m (12'06 x 8'11)

Double bedroom with a pleasant outlook to the front. Large built in fitted wardrobe with sliding mirror doors. Further storage cupboard. Fitted carpet, TV connection point and telephone point.

#### BEDROOM 2 2.96m x 1.55m (9'08 x 5'01)

Single bedroom or useful as a home office with a pleasant open outlook to the rear. Fitted carpet.

#### BATHROOM

Recently fitted with a modern three piece suite comprising of low level w/c, wash hand basin and panel bath with shower over. High level window with vanity shelf under. Ceramic tiled flooring.

#### GARDEN

The open plan front garden includes a paved and stone chipped driveway providing off street parking. There is a good sized rear garden which is enclosed by fencing, and includes a large paved patio, grass and a large shed.

#### EXTRAS

All floor and light fittings. Kitchen appliances as previously stated.

**COUNCIL TAX BAND – C**

#### HOUSE SALES

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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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GROUND FLOOR

1ST FLOOR

3 CARLAVEROCK VIEW, TRANENT  
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