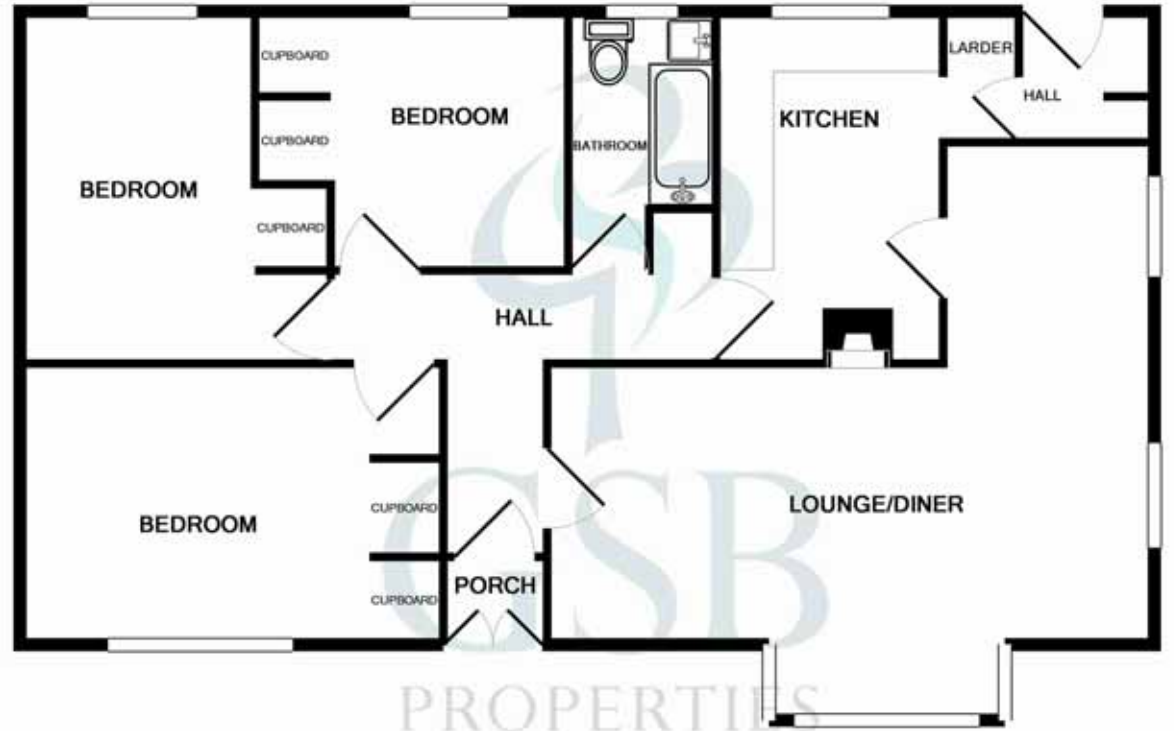


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DENERIGG, WEST SALTOUN
 Measurements are approximate. Not to scale. Illustrative purposes only
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HOUSE SALES

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.

GSB PROPERTIES

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 TEL: 01620 825368
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**WEST SALTOUN
 DENERIGG
 FIXED PRICE £150,000**

WEST SALTOUN DENERIGG

FIXED PRICE £150,000

**DETACHED BUNGALOW SET IN
RURAL LOCATION WITH
COUNTRYSIDE VIEWS**

IN NEED OF MODERNISATION

**ENTRANCE HALL
LOUNGE/DINING ROOM
KITCHEN
BATHROOM
3 DOUBLE BEDROOMS
GARDENS FRONT, SIDE & REAR
GARAGE
DRIVEWAY
SOLID FUEL FIRED RADIATORS**

General Description

West Saltoun is a small rural hamlet set in the midst of East Lothian's beautiful countryside. This picturesque village with its strong sense of community offers ideal family living in a tranquil country setting, yet is within comfortable commuting distance of Edinburgh's City Centre. The City Bypass is only 15 minutes away by car and provides a fast access to the airport and motorway network leading North and West. The Lammermuir Hills to the south and East Lothian's fine coastline to the north are both easily accessible as are the numerous golf courses for which the county is famous.

The nearest village is East Saltoun which lies less than a mile away and here you will find an excellent primary school, village hall, garage and church, whilst more comprehensive facilities can be found in either Pencaitland or Haddington.

Denerigg is a non-traditional prefabricated construction with timber roof. The property is also in need of modernisation and therefore could with the subject of planning permission be used as a plot.

The property briefly comprises of entrance vestibule, hallway, lounge/dining room, kitchen, bathroom and three double bedrooms. It boasts fantastic countryside views to the front aspect with gardens to the front, side and rear. Parking can be found via a detached garage and driveway.

Accommodation

ENTRANCE VESTIBULE

Front door leads into the Entrance vestibule which in turn leads to the main hallway. Tiled floor.

HALL

Main hallway leading to all rooms in the property. With fitted carpet and telephone connection point.



BEDROOM 2 (13'2" x 8'9")

Double bedroom with window to the rear and fitted cupboard. This room has in the past been used as a large workshop.

BEDROOM 3 (9'8" x 8'10")

Double bedroom with window to the rear aspect and two storage cupboards.

BATHROOM

Fitted with a three piece suite comprising low level w/c, wash hand basin and panel bath. Frosted window to the rear aspect. Tiled walls to dado level.

GARDEN

The property boast substantial garden grounds with areas of lawn to both the front and side aspect. There are a range of mature trees and shrubs. Vegetable plots can be found to the left of the property.

PARKING

A detached garage with up and over door. Driveway and small turning area.



LOUNGE/DINING ROOM (22'8" x 18'9")

A sunny and beautifully proportioned room which has a large box window to the front aspect of the property and two windows to the side aspect. Fitted carpet, television point and feature fireplace.

KITCHEN (13'2" x 9'8")

With windows to the rear aspect of the property the kitchen is fitted with a range of wall and base level units and work surface over incorporating a stainless steel sink unit and drainer. Electric cooker, washing machine and hatch to attic.

REAR HALL

With two storage cupboards and door to rear.

BEDROOM 1 (12'8" x 10'7")

Double bedroom with window to the front aspect of the property and two fitted cupboards.

EXTRAS

All floor and light fittings. Electric cooker and washing machine.

COUNCIL TAX BAND – E

INFORMATION

For more information regarding the build type and services of this property. Please refer to the Home Report. Available to download free from www.gsbproperties.co.uk

**VIEWING:
TELEPHONE
GSB PROPERTIES
01620 825368**

