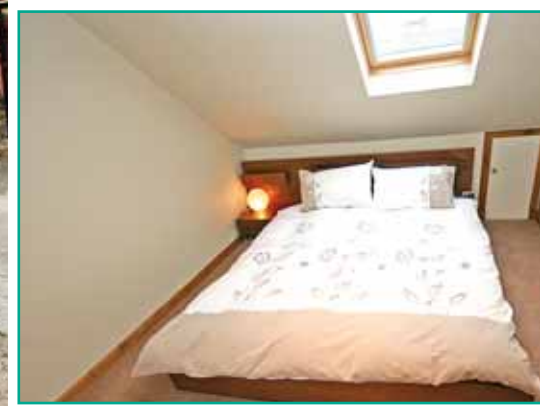




MUSSELBURGH
23 ESKVIEW
AVENUE
FIXED PRICE: £165,000



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

VIEWING:

TELEPHONE OWNER

07939448172 or GSB

PROPERTIES 01620 825368

TRADITIONALLY BUILT DOUBLE UPPER VILLA FLAT GREATLY MODERNISED AND IMPROVED

CLOSE TO TOWN, RAILWAY STATION AND BYPASS

PRIVATE ENTRANCE STAIR HALLWAY LOUNGE KITCHEN/DINING ROOM 4 DOUBLE BEDROOMS BATHROOM SHOWER ROOM LANDSCAPED GARDENS DRIVEWAY GAS CENTRAL HEATING DOUBLE GLAZING

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:

18 HARDGATE HADDINGTON
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General Description

Eskview Avenue's location couldn't be more convenient as it is close to the railway station, River Esk and only a few minutes drive from the City Bypass which provides fast and easy access to Edinburgh City Centre, the new University, the airport and motorway network leading North and West. Musselburgh is a thriving town with an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern swimming pool, water sports based on the harbour, various golf courses and numerous sports and social clubs.

The property offered for sale is a double upper villa flat forming part of a traditional block of four flats. This comfortable home has been modernised and upgraded and includes a recently completed loft conversion (all approvals in place) which now provides well-planned and generously proportioned living accommodation on two floors. It also is an easily and economically run home with double-glazing, full gas fired central heating serviced by a Combination boiler and has ample power outlets, TV and telephone connection throughout. Outside, there is a driveway for convenient off-street parking and well-maintained and landscaped gardens to the side and rear of the property.

Accommodation

ENTRANCE STAIR

The property is accessed at the side of the building and entered through a private staircase which is carpeted.

HALL

Giving access to the kitchen, lounge, two bedrooms, bathroom and stairs to upper floor accommodation, there is a large storage cupboard which has a power outlet. Fitted carpet and telephone connection points.

LOUNGE 4.43M X 3.88M (14'6" X 12'8")

A bright and well-proportioned room with large twin windows to the front of the house. Fitted carpet and TV connection point.

KITCHEN / DINING ROOM

3.38M X 3.35M (11'1" X 11')

A great "combination" room which can easily accommodate a dining table and chairs. With a window overlooking the rear garden, the kitchen area is well fitted with a range of modern base and wall mounted units with mosaic tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for dishwasher. Electric cooker, canopy extractor hood and integrated freezer. Cupboard also houses the Combi boiler. Laminate wood floor.

BEDROOM 1 4.29M X 2.96M (14' X 9'8")

Spacious double bedroom overlooking the front of the property and with a fitted carpet.

BEDROOM 2 3.53M X 3.03M (11'7" X 10')

Another spacious bedroom overlooking the rear garden and with fitted carpet.

BATHROOM 1.91M X 1.77M (5'9" X 6'3")

Recently refitted with a modern white suite comprising WC, wash hand basin and bath with mixer/shower tap. Glazed window with deep display ledge underneath, chrome ladder-style radiator/towel rail and tiled surround to dado level. Ceramic tiled floor.

STAIRS AND LANDING

Gives access to the upper bedrooms and shower room. Fitted carpet to stairs and landing.

BEDROOM 3 5.09M X 2.97M (17'5" X 9'9")

Comfortable main bedroom which has two Velux windows set in the roof space. Built-in cupboard and further utility cupboard. Fitted carpet.

BEDROOM 4 5.09M X 2.27M (17'5" X 7'5")

Another good sized double bedroom with Velux window to the side. Under eaves storage cupboard space. Fitted carpet.

SHOWER ROOM

Fitted with a modern white wash hand basin, WC and tiled shower enclosure with clear glass door. Velux window, ladder-style radiator/towel rail, tiled surround and ceramic tiled floor.

DRIVEWAY

Accessed through double gates at the front/side of the property is a driveway to hold two vehicles and also offering convenient off street parking.

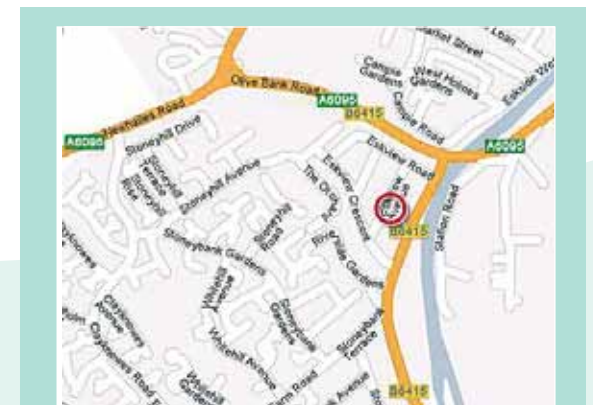
GARDEN

Area of garden ground to the side which has been well maintained and well stocked with flowering plants and shrubs. The enclosed rear garden has been well landscaped to include a large paved patio/sitting area near the house, circular lawn with mature plants and borders and vegetable plot at the far end of the garden which also includes the garden shed.

EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, cooker, washing machine and integrated freezer, canopy extractor hood. Garden shed.

COUNCIL TAX BAND: B



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