



MUSSELBURGH
11 GALT ROAD

OFFERS OVER £99,000

 **GSB PROPERTIES**
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VIEWING: TELEPHONE GSB

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General Description

Musselburgh is a popular town for those commuting into Edinburgh as the City Bypass is five minutes away by car. There are also regular bus services to and from the city and surrounding areas, as well as regular commuter train services from two Railway Stations. The town has excellent local shopping facilities, Primary and Secondary schools and within the immediate area there is a wide range of leisure and recreational facilities. It is also central to the fine coastline and beautiful countryside of the Lothian's. The property is conveniently placed on the edge of town, steps away from direct bus routes to and from the city and within easy walking distance to the local train station at Wallyford and minutes away from the city bypass.



ATTRACTIVE MID-TERRACED VILLA SET IN QUIET LOCATION IMPROVED AND MODERNISED

CLOSE TO BYPASS AND RAILWAY STATION

**ENTRANCE HALL
LOUNGE
DINING KITCHEN
BATHROOM
3 DOUBLE BEDROOMS
ENCLOSED GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING
DRIVEWAY**

The property offered for sale is an attractive mid terraced villa which offers spacious living accommodation with a flexible layout. It has been well maintained, is in good decorative order and recent improvements have included laminate wood flooring, inner doors and surrounds, a refitted kitchen, decoration and landscaping. It also benefits from double glazing including front and back doors and gas fired central heating. In brief, the accommodation comprises on the ground floor entrance hall, lounge, kitchen/dining room and bathroom while upstairs there are three double bedrooms. Outside there is an enclosed garden to the rear and to the front is a large parking area which offers convenient off street parking.

With pleasant open outlooks to the front, this is an ideal family home or investment opportunity. Early viewing is highly recommended.

IMPORTANT NOTE

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating system within the property. Any intending

purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

Accommodation

ENTRANCE HALL

Front door opens into the hallway which in turn gives access to the lounge, bathroom and stairs leading to the upper floor accommodation. Under stairs storage cupboard and telephone connection point.

LOUNGE 4.39m x 3.90m (14'05 x 12'09)

A bright and well-proportioned living room with large window which has pleasant open outlooks over the green to the front. Feature gas fireplace. Dado rail surrounding the room and coving to the ceiling. TV connection points.

DINING KITCHEN 3.89m x 2.82m (12'09 x 9'03)

With a window and back door leading out the garden, the kitchen is fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for a washing machine.

BATHROOM 2.06m x 1.77m (6'09 x 5'10)

Fitted with a traditional three piece suite comprising WC, wash hand basin and bath with tiling to walls. Glazed window.

STAIRS AND LANDING

Fitted carpet to stairs and landing. Hatch to attic storage space above.

BEDROOM 1 4.41m x 3.08m (14'05 x 10'01)

Good sized double bedroom with pleasant open outlooks to the front over the green. Good storage is provided by three cupboards, one housing the hot water tank.

BEDROOM 2 4.19m x 2.72m (13'09 x 8'11)

Double bedroom to the rear of the property with built-in storage cupboard and wood effect laminate flooring.

BEDROOM 3 3.09m x 2.72m (10'01 x 8'11)

A smaller double bedroom also the rear of the property. Two storage cupboards and wood effect laminate flooring.

DRIVEWAY

Enclosed by wooden fencing and double gates, the front garden has been mainly converted to a driveway, offering convenient off-street parking.

GARDEN

The enclosed rear garden which also has an access gate, is laid mainly to grass and includes a play area at the far end of the garden and a pebbled patio/sitting area adjacent to the house.

COUNCIL TAX BAND - C

HOME REPORT:

The Home Report valuation on this property is £110,000. Details of the Home Report can be accessed at:
<http://www.packdetails.com/notify.htm?sr=hp180345&pc=EH218EA>



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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