



License No: ES100012703

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:

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HADDINGTON
32 KNOWESLEY PARK
OFFERS AROUND £309,000



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**BRIGHT AND SPACIOUS
DETACHED VILLA
MODERNISED AND EXTENDED**

**PLEASANTLY SITUATED
WITHIN POPULAR
EXECUTIVE DEVELOPMENT**

**ENTRANCE VESTIBULE & HALL
CLOAKROOM
LOUNGE
DINING ROOM
LARGE FAMILY ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
4 BEDROOMS
ENSUITE SHOWER ROOM
FAMILY BATHROOM
GARAGE & DOUBLE DRIVEWAY
ENCLOSED GARDEN**

General Description

Haddington is the county town for East Lothian and as such has an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure complex, a fine 18-hole golf course, numerous sports and social clubs and all the usual youth organisations. The town is surrounded by typically beautiful East Lothian countryside and the fine coastline is also easily accessible.

Knowesley Park is a sought after residential development on the outskirts of town surrounded by mature trees and with a stream running through the mutually owned woodland amenity area. The development is ideally placed for the dual carriageway which in turn provides direct access to Edinburgh city centre, its airport and the motorway network leading West and North.

The property offered for sale is a stylish and modern detached villa which overlooks the greenbelt/amenity land at the back. It offers bright and generous living accommodation with a flexible layout and in recent years has been greatly improved to include new bathrooms and kitchen, solid wood flooring, recessed lighting, bevelled glass internal doors and a lovely brick built extension/family room to the rear. It is also an easily and economically run home with full gas fired central heating and double-glazing and there are ample power outlets, TV and telephone connection points throughout. In addition, there is a single garage which is integral to the house and an enclosed and private rear garden. There is also a security alarm system installed.

This is a superb family home in excellent, ready-to-walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE VESTIBULE 1.43m x 1.23m (5' x 4')

Part glazed front door with side panel opens into the vestibule which in turn leads into the main hall. A solid timber door gives direct access to the garage. Vinyl flooring.

HALL 3.85m x 2.12m (12'7" x 7') Overall

The spacious reception hall gives access to the lounge, dining room, kitchen and stairs to the upper floor accommodation. Cloaks cupboard and an under stairs storage cupboard. Fitted carpet and telephone connection point.

LOUNGE 5.41m x 3.88m (15'7" x 12'9")

A well-proportioned, bright and sunny room providing comfortable living space with a wide bay window which has a open pleasant outlook to the front of the property. Attractive modern fireplace with oak mantelpiece, polished marble inlay and hearth and fitted with a Living Flame gas fire. TV and telephone connection points and fitted carpet.



LANDING

The stairs and spacious landing are well lit by a window at mezzanine level. Hatch to attic storage space above. Fitted carpet to stairs and landing.

BEDROOM 1 4.07m x 3.90m (13'4" x 12'9")

Generous main bedroom with a wide window which has a pleasant outlook to the front of the property. Extensive built-in wardrobes to one side of the room, both TV and telephone connection points and fitted carpet.

EN-SUITE SHOWER ROOM 2.33m x 1.20m (10'10" x 4')

Fitted with a modern suite comprising wash hand basin, WC and fully tiled, double shower compartment with glass door. Attractive tiled surround to dado level. Chrome radiator/heater and tiled floor. Glazed window and extractor fan.

BEDROOM 2 3.43m x 2.84m (11'3" x 9'4")

Double bedroom which has pleasant open outlooks over woodland and greenbelt at the back. Fitted carpet.

BEDROOM 3 3.32m x 2.90m (10'10" x 9'6")

Double bedroom, also with a pleasant outlook to the front and with a built-in fitted wardrobe. Fitted carpet.

BEDROOM 4 3.32m x 2.81m (10'10" x 9'2")

Another double bedroom with pleasant open outlooks to the rear garden and woodland and with a built in fitted wardrobe. Fitted carpet.

BATHROOM 3.18m x 2.34m (10'7" x 7'8")

A generous family bathroom, fitted with a modern four piece suite comprising wash hand basin, WC, large corner Jacuzzi bathtub and separate,



**VIEWING:
TELEPHONE
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01620 825368**

DINING ROOM 3.15m x 2.92m (10'4" x 9'7")

Comfortable dining area which is partially open plan to the Family room. Solid wood flooring.

FAMILY ROOM 5.65m x 3.58m (18'5" x 11'9")

A lovely brick built addition with Apex roof which is designed with four large Velux windows to maximise natural light into the area. Part brick wall and window surround with French doors opening to the garden. Solid wood flooring.

KITCHEN/BREAKFAST ROOM 3.87m x 3.83 (12'9" x 12'7")

With triple windows overlooking the rear garden and door to the utility room, the kitchen is beautifully fitted with a range of modern base and wall mounted units with breakfasting countertop and with attractive tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap, large, 5-ring gas range stove with double ovens and canopy extractor fan. Integrated dishwasher and fridge. Vinyl floor.

UTILITY ROOM

Fitted with base and wall units, it includes a moulded sink unit fitted with mixer taps and with plumbing for a washing machine. Glazed side door and vinyl floor.

CLOAKROOM 1.51m x 1.29m (5' x 4'2")

Accessed from the utility room this useful downstairs toilet is fitted with a modern cream wash hand basin and WC. Glazed side window and vinyl floor.

tilled shower enclosure with glass door. Attractive tiling to walls, glazed window, chrome radiator/heater and tiled floor.

GARAGE

Integral garage with up-and-over door to the front, light and power. Driveway in front allows additional off-street parking.

GARDEN

Open plan front garden is laid out mainly to lawn with flower and shrub beds. Side path with gate leads to the back garden which is fully enclosed by timber fencing. The large back garden which catches the sun at all times of the day is quite private and sheltered. It is laid mainly to lawn and well stocked with mature plants and shrubs. It also includes a paved/patio sitting area adjacent to the house.

EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, range cooker, canopy hood, fridge and dishwasher.

COUNCIL TAX BAND: G

RESIDENTS MAINTENANCE FEE:

Managed by the community's Residents Association, there is a maintenance charge of £175.00 per year which covers all the common garden areas and swing parks.

