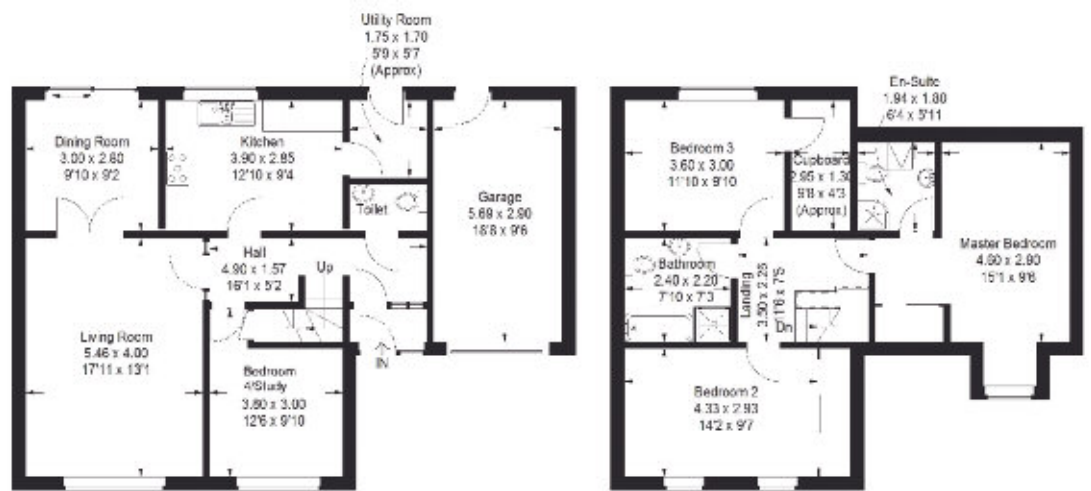


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HOUSE SALES

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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**SUPERB DETACHED HOME IN
PRIME CUL-DE-SAC LOCATION**

**PORCHWAY
ENTRANCE HALL
CLOAKROOM
LOUNGE**

**DINING ROOM
NEW FITTED KITCHEN
UTILITY ROOM**

**4 DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM**

**FAMILY BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZING**

**SECURITY ALARM SYSTEM
GARAGE
ATTRACTIVE GARDENS**

**VIEWING:
TELEPHONE GSB PROPERTIES
01620 825368**

GENERAL DESCRIPTION

Pencaitland is a small rural village surrounded by typically beautiful East Lothian countryside and within easy reach of the Lammermuir Hills to the south and coastline to the north. Within the village there are good local shops catering for everyday requirements, a good primary school, church, post office, garage and pub. Pencaitland is some 5 miles from the county town of Haddington which has an excellent shopping centre and a wide range of leisure and recreational facilities for all the family. Commuting to Edinburgh city centre is fast and easy taking approximately 25 minutes by car. There is also good access via the city bypass to the airport and motorway network leading north and west.

Millway is a small and quiet secluded development of similar sized properties within walking distance of the villages many amenities and extensive woodland at the rear of Millway. The property is located at the end of the cul-de-sac and is a spacious detached villa offering well planned living accommodation with a flexible layout. The property has been greatly improved in recent years including replacement doors and woodwork, a beautifully refitted kitchen, refitted shower room, bathroom and cloakroom and quality double glazing throughout. It has gas central heating in addition to a living flame gas fire in the lounge. Outside there is an integral single garage and an attractively landscaped garden to the front, side and rear of the property.

ACCOMMODATION

ENTRANCE HALL 4.90m x 1.60m (16'1" x 5'2") overall

A double glazed front door with glazed side panel opens into the vestibule which has hard wood flooring. Inner glazed door and side screen to the hallway with wall light, security alarm control panel and telephone point.

CLOAKROOM 1.80m x 0.95m (5'10" x 3'1")

A useful downstairs toilet fitted with a modern white wash hand basin with mixer taps and WC. Limestone tile flooring and extractor fan.

LOUNGE 5.50m x 4m (17'11" x 13'2")

A beautifully proportioned and bright room with a large west facing picture window with a pleasant outlook over the garden to the front of the property. Modern fireplace with timber surround, marble inlay and hearth and fitted with a living flame gas fire. Solid oak flooring, two wall lights, two ceiling lights and two further lights beside the fireplace and both TV and telephone points.

DINING ROOM 3.10m x 2.80m (10'1" x 9'1")

Double doors open from the lounge to a good sized dining room with wide patio doors leading out to a decked sitting area. Ceiling light, Solid oak flooring.

KITCHEN 4m x 2.80m (13'2" x 9')

Beautifully refitted with modern base and wall mounted units and incorporating a large breakfast bar. Coordinated granite worktops and splash back. Built-in 5 burner Neff stainless steel hob, canopy cooker hood, oven, microwave and dishwasher. Plumbed American style fridge/freezer. Under floor heating. Tailored blind. Window overlooking the back garden and limestone tiled flooring.

UTILITY ROOM 1.80m x 1.80 (5'10" x 5'10")

Fitted with matching cupboards to the kitchen and with plumbing for a washing machine. Double glazed back door to the garden. Limestone tiled flooring.

BEDROOM 4 3.10m x 2.95m (10' x 9'8")

This room would serve equally well as a fourth double bedroom, study or family room. It has a picture window to the front of the property, wooden flooring and telephone point.

LANDING

The stairs and landing and well lit by a Velux roof light set in the coombed ceiling. Wooden flooring. Access to floored attic.

BEDROOM 1 4.60m x 3m (15' x 9'9") plus wooden floored passageway

An attractive main bedroom with a large west facing dormer window and a pleasant outlook to the front. It has a slightly coombed ceiling and four wall lights. Extensive built-in fitted wardrobes with sliding mirror doors. Fitted carpet and tailored blind and both TV and telephone points.

EN-SUITE SHOWER ROOM 2m x 1.80m (6'5" x 5'11")

Beautifully refitted with a modern white wash hand basin with mixer taps, WC and large Quadrant shower cubicle with power shower and body jets and screen doors. Velux roof light set in the coombed ceiling, fully tiled walls and tiled floor with underfloor heating.

BEDROOM 2 3.70m x 3.05m (12' x 10')

Double bedroom with an outlook over the back garden. Large walk-in cupboard fitted with hanging and shelf space and housing the hot water tank. Potential here for a second en-suite shower room if required (subject to usual planning permissions). Two wall lights and fitted carpet.

BEDROOM 3 4.35m x 2.95m (14'2" x 9'8")

Double bedroom with twin windows to the front of the property. Wall to wall built-in fitted wardrobes with mirror doors. Wooden flooring. Loft access.

BATHROOM 2.45m x 2.25m (8'1" x 7'4")

Fitted with a modern bath, wash hand basin with mixer taps and WC and with a separate fully tiled shower cubicle with screen door. Painted panelled ceiling, tiled walls, granite tiled flooring. Velux roof light set in the coombed ceiling.

GARAGE 5.75m x 3.05m (16'9" x 9'11")

Integral single garage with up and over door to the front and rear accessed door to the garden. Useful built-in utility area with cupboards and sink unit.

GARDEN

The front garden includes a stone chipped driveway and parking area in front of the garage. It is attractively enclosed by low box hedging to the front and fencing to the sides. It includes an area of lawn with flower and shrub borders and to the side of the property is a second sheltered sitting area which attracts the evening sun. Gates to either side of the property lead into the back garden which is fully enclosed by timber fencing and mature hedging offering good privacy and shelter. It is again laid out mainly to lawn with flower and shrub borders and includes a large decked sitting area close to the house. Beside the garage there is a large timber shed. Outside lights and tap.

EXTRAS

Included in the sale are all fitted carpets, blinds, curtains and light fittings, the integrated kitchen appliances and the garden shed.

COUNCIL TAX BAND - F

