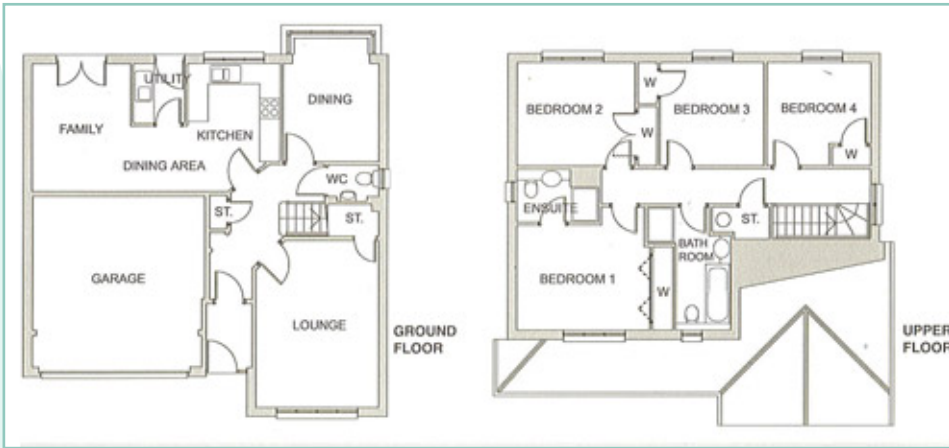


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GSB PROPERTIES

OFFERS TO:

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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.



TRANENT
58 MOFFAT WALK

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**STYLISHLY PRESENTED DETACHED VILLA
PLEASANTLY SITUATED WITHIN
MODERN RESIDENTIAL AREA**

A SUPERB FAMILY HOME

**ENTRANCE VESTIBULE & HALL
CLOAKROOM
LOUNGE
DINING ROOM
KITCHEN/BREAKFAST/ FAMILY ROOM
UTILITY ROOM
4 DOUBLE BEDROOMS
EN-SUITE SHOWERROOM
4 PIECE FAMILY BATHROOM
DOUBLE GARAGE
ENCLOSED GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING**

**VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368**

General Description

Moffat Walk is situated on the southwest edge of town and forms part of the new Walker Homes, The Willows, Meadow Parks development. The property offered for sale is in the stylish "Stuart" design, is well situated within the community and is accessed by a private driveway (shared with one other property).

Tranent has good local shopping facilities; schooling for all ages and within the immediate area there is a wide range of leisure and recreational facilities. For those commuting into Edinburgh the journey is both fast and easy as the City Bypass is five minutes away by car and there are also regular bus and train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

This detached villa offers spacious living accommodation with a flexible layout, has been tastefully decorated and finished to a very high standard with many fine quality features such as coved ceilings, chrome fittings and fixtures, quality flooring and carpeting, modern tiling in the bathrooms, a beautifully fitted kitchen combination dining and family room with integrated appliances, spacious lounge with modern feature fireplace and a spacious master bedroom with en-suite shower room. It is also an easily and economically run home with double-glazing and full gas-fired central heating and there are ample power outlets (satellite ready), TV and telephone connection points throughout. Outside there is an integral double garage with a wide mono-paved driveway and landscaped gardens to the front and rear.

This is a most attractive, generously proportioned family home in pristine, ready-to-walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE VESTIBULE

Front door with side screen opens into the vestibule which in turn leads into the hall. Fitted carpet.

HALL

Gives access to the kitchen, dining room, lounge and stairs to the upper floor accommodation. Cloaks cupboard also housing the electric meter and fuse box. Fitted carpet.



UTILITY ROOM

Fitted with matching base and wall mounted units and tiling over the worktop, stainless steel sink unit with mixer tap and with plumbing for a washing machine and space for a tumble dryer. Half glazed door to the garden. Laminated flooring.

LANDING

The staircase leads to the landing which has a double window near the top of the stairs providing natural light to the area. Hatch to attic space above and walk-in airing cupboard housing the hot water tank. Fitted carpet to stairs and landing.

BEDROOM 1 3.84m x 2.98m (12'7" x 9'9")

A spacious master bedroom with windows to the front of the property and extensive built-in fitted wardrobes with mirror doors. Fitted carpet, TV and telephone connection points.

EN-SUITE SHOWER ROOM

Fitted with a modern white wash hand basin and WC set in a built-in vanity unit with cupboard space underneath and tiled shower compartment fitted with a power shower and glass screen doors. Glazed window and ceramic tiled floor.

BEDROOM 2 3.40m x 2.96m (11'2" x 9'8")

Double bedroom overlooking the rear; built-in wardrobe, fitted carpet and TV connection point.

BEDROOM 3 2.99m x 2.96m (9'10" x 9'8")

Double bedroom overlooking the rear garden and with a built-in fitted wardrobe. Fitted carpet.



CLOAKROOM

Useful downstairs toilet fitted with a modern white wash hand basin and WC. Glazed window, ceramic tiled floor.

LOUNGE 5.07m x 3.61m (16'5" x 11'10")

A bright and beautifully proportioned room which has a window to the front of the property and with a feature living flame gas fire set in marble surround. Fitted carpet, TV and telephone connection points. Large, under stairs storage cupboard, which has been turned into a walk-in bar.

DINING ROOM 3.84m x 2.75m (12'5" x 9'3")

A most comfortable dining room with box bay window overlooking the rear garden. Fitted carpet.

KITCHEN/BREAKFAST AND FAMILY ROOM 6.63m x 3.82m (21'9" x 12'6")

Positioned to the rear of the house, this superb open-plan family space also has French doors from the family area opening out to the garden. The kitchen is beautifully fitted with a range of modern base and wall mounted units with tiling over the worktops and incorporates a stainless steel sink unit with mixer tap, gas hob, double electric ovens and extractor hood. Integrated dishwasher, fridge and freezer. Laminated flooring, TV and telephone connection points. Also contained within the area is the separate utility room.

BEDROOM 4 2.99m x 2.96m (9'10" x 9'8")

Double bedroom overlooking the rear garden with built-in fitted wardrobe, fitted carpet.

BATHROOM 3.50m x 1.58m (11'6" x 5'2")

A family bathroom fitted with a modern 4 piece white suite with the wash hand basin and WC set in a vanity unit, bath and separate tiled shower compartment with glass screen doors. Attractive tiled surround to dado level, glazed window and ceramic tiled floor.

GARAGE 5.07m x 4.97m (16'8" x 16'4")

Double garage with up and over door to the front, power, water and light. The gas boiler is also positioned here. Wide mono-paved driveway in front provides additional parking facilities.

GARDEN

The garden to the front is open-plan in design and is laid mainly to lawn. The larger rear garden which is enclosed by a high decorative wall and fencing offers excellent privacy and shelter and has been attractive landscaped to include an area of lawn, a raised wooden deck adjacent to the house. Outside tap and power.

EXTRAS

TBC

COUNCIL TAX BAND: F

