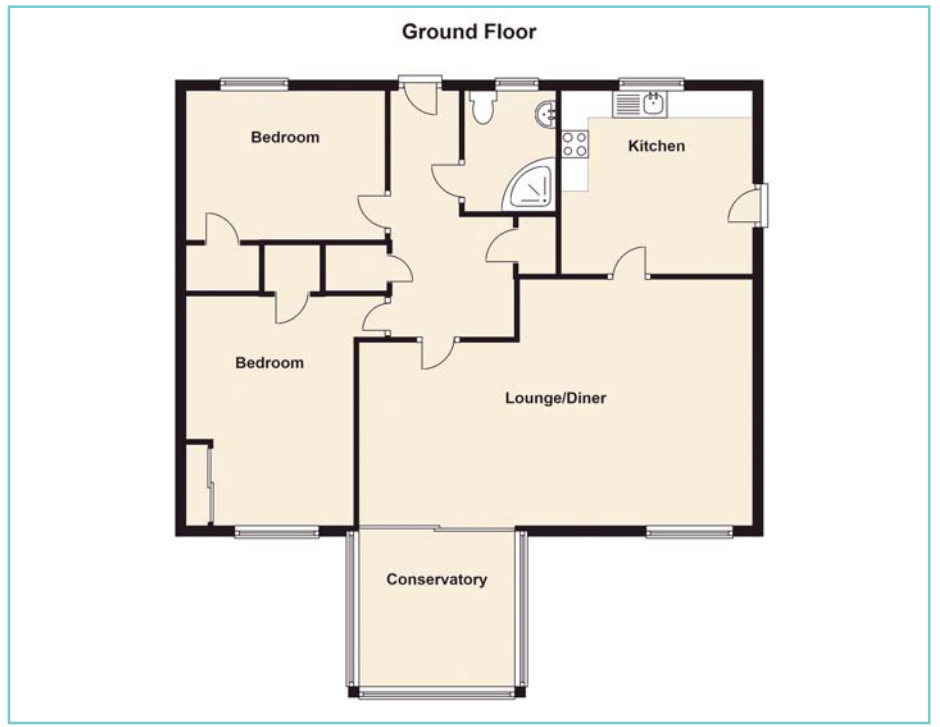


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HOUSE SALES

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

OFFERS TO:

18 HARDGATE HADDINGTON
 EAST LOTHIAN EH41 3JS
 TEL: 01620 825368 FAX: 01620 824671
 LP 1 Haddington DX 540733 Haddington



EAST FORTUNE
 9 NEW ROW
 EH39 5JU

EAST FORTUNE

9 NEW ROW
EH39 5JU

BRIGHT AND SUNNY SEMI-DETACHED 'ORLIT-STYLE' BUNGALOW GREATLY IMPROVED AND MODERNISED

PLEASANT RURAL COMMUNITY WITH FINE COUNTRYSIDE OUTLOOKS

**ENTRANCE HALL
LOUNGE/DINING ROOM
SUN LOUNGE
DINING/KITCHEN
2 DOUBLE BEDROOMS
SHOWER ROOM
DOUBLE GLAZING
LPG CENTRAL HEATING
COVERED PORCH
LARGE GARDENS
PRIVATE DRIVEWAY**

**VIEWING:
TELEPHONE
GSB PROPERTIES
01620 825368**

GENERAL DESCRIPTION

The property is pleasantly located in a small rural community approximately two miles from East Linton and is more or less equidistant from Haddington and North Berwick both of which are approximately five miles away. It is within the North Berwick schools catchments area. Both Haddington and North Berwick have excellent shopping centres and within the immediate area there are a wide range of leisure and recreational facilities. East Lothian's beautiful countryside and fine coastline are both virtually on the doorstep and for those commuting into Edinburgh, the journey by car is both fast and easy and there are regular train services from nearby Drem station which has park and ride facilities.

The property offered for sale is a Semi-Detached Bungalow of "Orlit" construction offering modernised and spacious living accommodation with a flexible layout. It has been well-maintained, is in excellent decorative order and is also an easily and economically run home with cavity wall and attic insulation, a thermally coated roof, double-glazing and LP gas central heating. In addition, there is good storage/wardrobe space, ample power outlets, TV (with satellite dish) and telephone connection points throughout. In brief, the accommodation comprises Entrance hall, a part-open plan Lounge/Dining room which has a central fireplace housing a multi fuel stove, modern kitchen/dining room, two double bedrooms and recently fitted shower room with larger shower unit. There is also a modern Sun Lounge just off the dining room which has fine country views over the gardens to the back. Outside, there are enclosed gardens to all three sides of the property, a covered porch with two storage outbuildings to one side of the building which cleverly links the gardens, house and large driveway for private off-street parking facilities.

EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, hob, double ovens, hood, washing machine and dishwasher and fridge/freezer. Two garden sheds.

ACCOMMODATION

(taken from the widest point)

ENTRANCE HALL	4.24m x 2.23m (13'11" x 7'4")
LOUNGE	4.61m x 4.29m (14'2" x 14')
DINING ROOM	3.29m x 3.29m (10'9" x 10'9")
SUN LOUNGE	3.11m x 2.94m (10'2" x 9'7")
KITCHEN/DINING ROOM	3.50m x 3.11m (11'5" x 10'3")
BEDROOM 1	4.32m x 3.08m (14' x 10'1")
BEDROOM 2	3.66m x 2.71m (12' x 9')
SHOWER ROOM	2.27m x 1.60m (7'5" x 5'3")

REAR PORCH

2.27m x 1.70m (14' x 5'7")

The porch links the main building to former outbuildings. It has glazed doors to either side and gives access to the gardens, house and driveway.

GARDEN

With lovely open country views from all sides, the enclosed gardens to the front, side and rear are laid mainly to lawn and include many flowering plants, shrubs and fruiting cherry, two apple, plum and pear trees. Accessed from the porch there is a further gravel garden with pathways leading to the rear garden and driveway.

DRIVEWAY

A long gravelled driveway which provides ingress and egress access, has wide wooden gates at either end for added security and provides ample private parking for several vehicles.

COUNCIL TAX BAND – D

ENERGY RATING – D

