



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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GIFFORD
29 PARK ROAD
FIXED PRICE £190,000



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**GREATLY IMPROVED SEMI
DETACHED BUNGALOW
WITH ATTIC CONVERSION**

**PLEASANT ELEVATED
POSITION WITH LOVELY
OPEN VIEWS
SUPERB FAMILY HOME**

**ENTRANCE VESTIBULE
HALL
LOUNGE
DINING/KITCHEN
4 BEDROOMS
BATHROOM
SHOWER ROOM
DOUBLE GLAZING
OIL CENTRAL HEATING
GARDENS**

General Description

The delightful conservation village of Gifford lies in the heart of East Lothian yet is within comfortable commuting distance of Edinburgh City Centre. The dual carriage way and City Bypass also provide rapid access to the airport and motorway network. Amenities within the village include good local shops catering for every day requirements, an excellent primary school, bowling club, two golf courses and the well known Tweedale Arms and Goblin Ha hotels/restaurants. More comprehensive shopping facilities are available at Haddington, the county town, as is secondary schooling and here there is a wide range of leisure and recreational facilities. Gifford is surrounded by East Lothian's beautiful countryside and the Lammermuir Hills and fine coast line are both easily accessible.

The property offered for sale is a traditionally built semi-detached bungalow with attic conversion that has been greatly upgraded and modernised in recent years to provide spacious family living accommodation with a flexible layout. As well as the attic conversion which provides two further bedrooms and shower room, improvements also include, corniced ceilings, plasterwork, rewiring, internal doors, flooring, quality double-glazing, refitted kitchen and bathroom. It has also been well maintained, is in excellent decorative order and it is an economically run home with oil central heating. Outside there are gardens to the front and back and parking is provided within a large shared parking courtyard to the front/side of the property.

This is a super family home, close to the village and school. Early viewing is highly recommended.

Accommodation

ENTRANCE VESTIBULE

Part glazed front door opens into the vestibule which leads into the main hall. Window to the front and laminate wood floor.

HALL

Provides access to the kitchen, lounge, two bedrooms and stairs leading to the upper floor accommodation. Built-in shelved storage cupboard and under stairs cupboard. Laminate wood floor.

REAR VESTIBULE/UTILITY

Half glazed door leading out to the rear garden, this area also includes a deep cupboard which has been cleverly converted to accommodate a washing machine and tumble dryer.



BATHROOM 2.06m x 1.78m (6'9" x 5'10")

Recently completed and fitted with a white suite comprising, wash hand basin, WC and bath with chrome fittings and fixtures and electric shower unit over. Respectex lining around bath for easy cleaning and maintenance, glazed window and vinyl floor.

STAIRS AND LANDING

Natural light is provided to this area by a window near the top of the stairs and there are two good built-in storage cupboards, one with light. Fitted carpet to stairs and landing.

BEDROOM 3 6.22m x 2.41m (20'4" x 8')

An attractive, bright and sunny bedroom which has pleasant open outlooks over the rooftops, trees and surrounding landscape. Built-in storage cupboard and two further under-eaves storage cupboards. Fitted carpet and TV connection point.

BEDROOM 4 4.78m x 3.03m (15'8" x 10')

Large main bedroom, also offering bright and spacious accommodation with windows to the side, front and back. Open shelving/display areas and under-eaves storage cupboards. Fitted carpet and TV connection point.

SHOWER ROOM

Fitted with a modern white corner sink, WC and shower enclosure with folding door. Large Dormer window and ceramic tiled floor.



VIEWING:

TELEPHONE OWNERS

07730751902 or

GSB PROPERTIES

01620 825368

LOUNGE 5.49m x 3.19m (18' x 10'5")

A bright and well-proportioned living room with windows to both the front and back of the property and fireplace with surround and fitted with a feature electric fire. TV and telephone connection point and fitted carpet.

DINING KITCHEN 4.45m x 2.93m (14'2" x 9'7")

With a window overlooking the rear of the property, the kitchen is well-fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a moulded sink unit with mixer tap with plumbing for a washing machine. Laminate wood floor.

BEDROOM 1 4.27m x 2.84m (14' x 9'4")

A very versatile room currently used as a games room but equally served as a good sized bedroom, dining room or indeed family room. There is a large window to the front having a pleasant open outlook to the front and laminate wood floor.

BEDROOM 2 3.67m x 3.05m (12' x 10')

Another good sized double bedroom positioned to the rear of the property and with a deep built-in cupboard/wardrobe. Laminate wood flooring.

GARDEN

As the property is set within a slightly elevated position within the village, the gardens are terraced in design and have been laid for easy maintenance. The front tiered garden has steps leading up to the house and includes deep gravelled beds to either side with a paved patio/sitting area adjacent to the house. Side pathway leads to the rear garden which is on three levels with paving and steps leading up to each terrace. Large wooden shed/kennel to the back.

EXTRAS

Included in the sale are all fitted carpets, blinds, light fittings, hob, oven and hood.

NOTE:

The fridge/freezer and pool table are offered under separate negotiation.

COUNCIL TAX BAND: C