



TRANENT
7 Ross Crescent
OFFERS AROUND £100,000



 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 **WEB** www.gsbproperties.co.uk

TRANENT 7 ROSS CRESCENT

OFFERS AROUND £100,000

**ATTRACTIVE UPPER
VILLA FLAT
GREATLY MODERNISED AND
UPGRADED**

**PERFECT FOR FIRST TIME
BUYERS**

**SHARED ENTRANCE STAIR
VESTIBULE & HALL
OPEN PLAN LOUNGE/KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
SHARED REAR GARDEN
GARAGE AND DRIVEWAY
VALUABLE EXTRAS**

**VIEWING:
TELEPHONE GSB PROPERTIES
01620 825368**

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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ESPC
espc.com

General Description

Tranent has good shopping facilities, schooling for all ages and within the immediate area there are a wide range of leisure and recreational facilities. For those commuting in to Edinburgh the journey is both fast and easy as the City Bypass is 10 minutes away by car as well as regular bus services to and from the city. In addition, there are train services from nearby Longniddry, Prestonpans or Wallyford which all have park and ride facilities. East Lothian's beautiful countryside and fine coastline are both virtually on the doorstep. Ross Crescent is also placed on the eastern side of the town within easy walking distance to all amenities.

The property offered for sale is a traditionally built upper villa flat (4 in the block) which has offers spacious living accommodation with a flexible layout. It has been well maintained, is in excellent decorative order and in recent years has been fully modernised and upgraded to include, coved ceilings, internal doors, flooring, a refitted kitchen and bathroom. It is also an easily and economically run home with full gas central heating and quality double glazing. Outside there is a shared garden and drying green to the back of the property, private driveway and single garage.

This would be an ideal home as it is in ready walk-in condition for first time buyers or indeed for those looking to downsize. Early viewing is highly recommended.

Accommodation

ENTRANCE

Access to the flat is by a shared entrance stairwell.

ENTRANCE VESTIBULE

A part glazed front door leads into the vestibule which in turn opens to the hall. Overhead utility cupboard and laminate wood floor.

HALL

Part glazed door leads into the hall and to all the rooms in the property. Deep, built-in shelved storage cupboard and laminate wood floor. Hatch with Ramsey ladder, to part floored attic which also has power and light.

LOUNGE AND KITCHEN

7.17m x 3.48m (23'6" x 11'5")

Partially open-plan in design, the kitchen area has a window overlooking the rear of the building and is beautifully fitted with a range of modern base and wall mounted units with coordinated back splash over the worktops and it also incorporates a handy breakfasting countertop. Stainless steel sink unit with mixer tap and with plumbing for a washing machine, electric ceramic hob, oven and extractor hood and integrated fridge and freezer. The bright and spacious living area has twin windows overlooking the front fireplace with wood surround, marble inlay and hearth and fitted with a feature gas fire with back boiler. TV and telephone connection points and laminate floor in the lounge and tile-effect laminate flooring in the kitchen.

BEDROOM 1 4.07m x 3.19m (13'4" x 10'5")

A spacious double bedroom overlooking the front of the property, built-in wardrobes to one side of the room and fitted carpet.

BEDROOM 2 3.10m x 2.49m (11' x 8'1")

Another good sized bedroom with window to the back, built-in mirrored wardrobe and fitted carpet.

BATHROOM 1.96m x 1.81m (6'5" x 6')

Fitted with a modern white suite comprising built-in wash hand basin, WC and bath with electric shower unit over. Glazed window, tiled walls and tile-effect laminate floor.

OUTSIDE

To the front is a small area of garden laid mainly to lawn and to the rear of the property is a shared garden/drying green which has been well-tended and maintained by the current owners and their neighbour in the lower flat. It is laid mainly to lawn with flower and shrub beds.

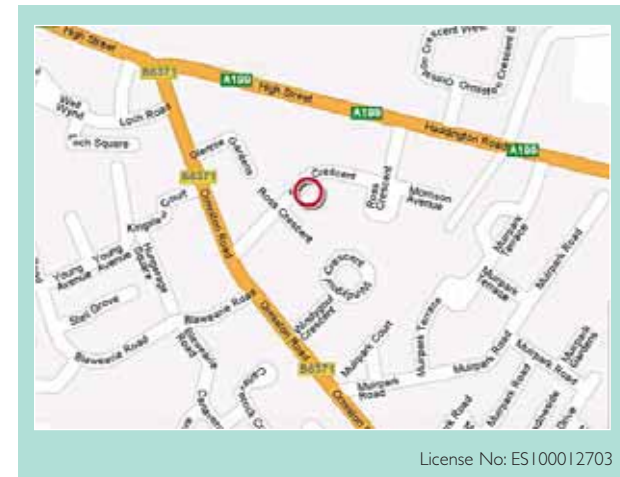
GARAGE

To the side and positioned at the back is a single garage which has power and light and a long driveway in front which is private to the property, that can easily accommodate two or more vehicles.

EXTRAS

Included in the sale are all fitted carpets, curtains, blinds, light fittings, hob, oven, hood, washing machine and fridge/freezer. Garden shed.

COUNCIL TAX BAND - B



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