



TRANENT  
| WILSON WALK  
**FIXED PRICE £95,000**

 **GSB PROPERTIES**  
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## TRANENT I WILSON WALK

**FIXED PRICE £95,000**

**DECEPTIVELY SPACIOUS  
END-OF-TERRACED VILLA  
PLEASANTLY LOCATED  
WITHIN POPULAR  
RESIDENTIAL AREA**

**IN NEED OF  
MODERNISATION AND  
UPGRADING – GREAT  
POTENTIAL**

**ENTRANCE VESTIBULE  
HALL  
LOUNGE  
DINING KITCHEN  
2 DOUBLE BEDROOMS  
BATHROOM  
GOOD STORAGE SPACE  
ENCLOSED GARDEN**

**HOME REPORT AVAILABLE**

**VIEWING:**

**TELEPHONE**

**GSB PROPERTIES**

**01620 825368**

### General Description

Tranent has good shopping facilities, schooling for all ages and within the immediate area a wide range of leisure and recreational facilities. East Lothian beautiful countryside and coastline are both virtually on the door step. The town is ideally placed for those commuting in to Edinburgh as access by car is both fast and easy, there are regular bus services and train services from near by Wallyford station. The city bypass also provides ready access to the airport and motorway networks.

The property offered for sale which will require full modernisation, is a traditionally built end-of-terraced villa that offers spacious living accommodation with a flexible layout. In brief, the accommodation comprises on the ground floor entrance hall, lounge and kitchen/dining, while upstairs there are two double bedrooms and bathroom. There was also gas central heating (back boiler in the lounge) however, the meter has been removed and will need to be reinstated. Outside there is an enclosed garden to the rear.

This is a super property with an easy and comfortable layout which, when upgraded, would be an ideal first time buy or investment opportunity. Early viewing is highly recommended.

### Accommodation

#### ENTRANCE VESTIBULE

Part glazed front door leads into a small vestibule and which gives access to the hall. Cupboard with utility meter and fuse box.

#### HALL

Gives direct access to the lounge, kitchen and stairs to the upper floor accommodation.

#### LOUNGE 5.49m x 3.30m (18' x 10'10")

There is a high window to the front and a large window overlooking the garden at the back. Gas fire with back boiler boiler. TV and telephone connection points.

#### KITCHEN/DINING ROOM

5.55m x 2.83m (18'2" x 9'3")

With windows to both the front and back, the kitchen has a stainless steel sink unit and with plumbing for a washing machine.

#### REAR VESTIBULE

Gives access to the garden. Under stairs cupboard and another cupboard housing the hot water tank.

#### STAIRS AND LANDING

Straight staircase to landing. Natural light is provided by a window at the top of the landing.

#### BEDROOM 1 5.32m x 3.28m (17'5" x 10'9")

Large double bedroom with pleasant open outlooks to the front and back of the property. Excellent storage is provided by two shelved cupboards and another large walk-in cupboard.

#### BEDROOM 2 4.03m x 2.89m (13'2" x 9'6")

Another good sized bedroom also with pleasant open outlooks to the front. Hatch to attic space and built-in cupboard.

#### BATHROOM

Fitted with a traditional suite. Glazed window.

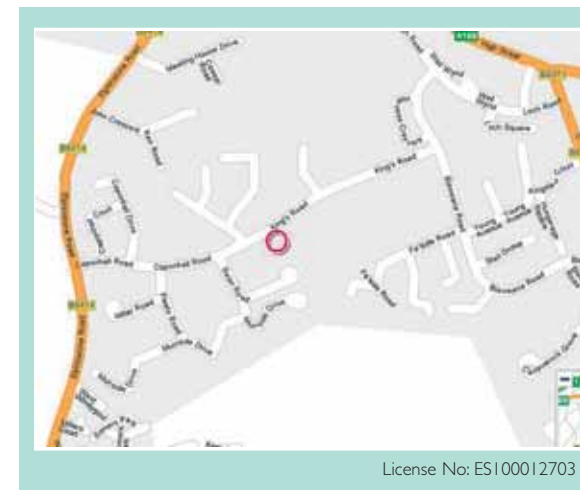
#### GARDEN

To the rear of the property is an enclosed garden with side gate. It is laid mainly to grass with flower and shrub beds.

#### PARKING

Ample parking bays are available just to the front of the property.

#### COUNCIL TAX BAND: C



#### 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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