



License No: ES100012703



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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**TRANENT
 20 LAIDLAW GARDENS
 CHARTER GROVE**

**LOWER FIXED PRICE £279,000
 STAMP DUTY PAID**

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VIEWINGS:
TELEPHONE
GSB PROPERTIES
01620 825368

LUXURIOUS DETACHED VILLA
SET IN QUIET CUL-DE-SAC
LOCATION WITHIN NEW
DEVELOPMENT
PROVIDES FLEXIBLE FAMILY
LIVING ACCOMODATION
UPGRADED WITH SUPERIOR
FIXTURES & FITTINGS

ENTRANCE HALLWAY
LOUNGE
FAMILY ROOM
DINING ROOM
KITCHEN/BREAKFAST ROOM
GARDEN ROOM
CLOAKROOM
UTILITY ROOM
4 BEDROOMS
FAMILY BATHROOM
EN-SUITE
GARAGE WITH ELECTRIC DOOR
FRONT AND REAR GARDENS
GAS CENTRAL HEATING
FULL DOUBLE GLAZING
SECURITY ALARM SYSTEM

General Description

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 Wallyford or Musselburgh Stations. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep. Recent additions to the immediate area include West Windygoul Primary School and a Co-op convenience store, both minutes walk from the property.

Laidlaw Gardens is situated on the southwest edge of town just off the Elphinstone Road in the new Kier Homes development area, Charter Grove. The property style is defined as "The Crichton".

The property offered for sale is a stunning detached villa that offers flexible living accommodation. The current owners have enhanced the properties desirability with superb upgrades including new kitchen appliances, upgraded fixtures and fittings, and new bathroom. The property has ample storage, power points, and TV and telephone points. It is also an easily and economically run home with the benefit of double glazing and full gas fired central heating. Outside there are front and rear gardens and driveway leading to an internal garage with electric doors.

This is a well situated family home in pristine, ready to walk in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL

Bright hallway which in turn leads to the family room, lounge, kitchen and downstairs cloakroom. Spotlights and coving to ceiling. Fitted carpet.

CLOAKROOM

Fitted with wall mounted corner sink unit, and low level WC. Extractor fan to ceiling. Laminate flooring. Spotlight.

LOUNGE 4.61m x 3.86m (15'1 x 12'8)

Spacious living room with double French doors leading into separate dining room. Wide window to front aspect of the property. Telephone and TV connection points. Fitted carpet.

DINING ROOM 3.80m x 2.91m (12'5 x 9'6)

Good sized dining room to rear aspect with French doors leading to the rear garden. Fitted carpet. Coving to ceiling.



UTILITY ROOM

With a range of base level units with work surface over and incorporating a stainless steel sink unit and drainer. Washing machine and separate dryer. Doors to both garage and garden. Spotlights to ceiling.

LANDING

Landing provides access to all first floor accommodation. Hatch to attic.

BEDROOM 1 4.70m x 3.65m (15'5 x 11'11)

Master bedroom with wide window to front aspect of the property. Two sets of double built in wardrobes. TV and telephone point. Spotlights with dimmer switches.

EN-SUITE

Fitted with a three piece suite comprising of low level WC, wash hand basin and double shower cubicle. Spotlights to ceiling. Frosted window to front aspect.

BEDROOM 2 3.54m x 2.94m (11'7 x 9'7)

Double bedroom with wide window to the front aspect. Built in wardrobe and TV point.

BEDROOM 3 3.65m x 2.76m (12'0 x 9'0)

Double bedroom with window to rear aspect of the property. Built in wardrobe and TV point.



FAMILY ROOM 4.89m x 2.92m (16'0 x 9'7)

A comfortable and versatile room with a wide window to the front of the property and a pleasant outlook. Wooden laminate flooring. Spotlights to ceiling on dimmer light switch. TV point.

INNER HALL

Small inner hallway which is open plan from the kitchen/breakfast room and provides access to the garden room via an archway. Laminate quick step tiled floor.

GARDEN ROOM 2.90m x 2.32m (9'6 x 7'7)

This small yet versatile room is currently used as a relaxing lounge area. French doors into the rear garden. Windows to the rear and both side aspects are fitted with high quality blinds. TV point and spotlights to ceiling.

KITCHEN/BREAKFAST ROOM 4.39m x 2.40m (14'4 x 7'9)

Fitted with a quality range of wall and base level units with work surface over and incorporating a stainless steel sink unit and drainer. Integral appliances include dishwasher; gas hob, extractor fan, double oven and fridge/freezer. Breakfast bar incorporated into the work surface. Window to rear aspect of the property. Spotlights to ceiling and TV point.

BEDROOM 4 2.92m x 2.75m (9'6 x 9'0)

Double bedroom with window to rear aspect and pleasant outlook over rear garden. TV and telephone points.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin, and panel bath with shower over. Frosted window to rear aspect. Shaver point. Tiled over bath to full wall height. Spotlights to ceiling.

GARDENS

Well maintained gardens to both front and rear. The front garden is mainly laid to lawn with driveway leading to the internal garage. The rear garden has been fully enclosed with a panel fence, and is mainly laid to lawn with patio area.

GARAGE

Internal garage with electric roller door. Strip light and power points.

EXTRAS

Included within the sale are all floor/light fittings, and all fitted blinds.

COUNCIL TAX BAND - F

