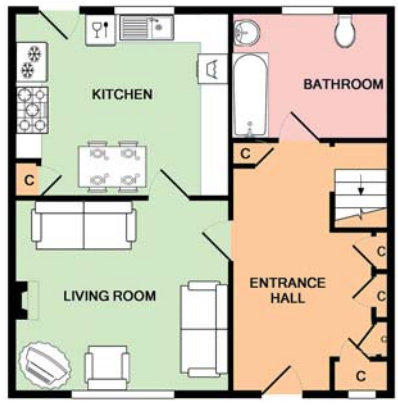
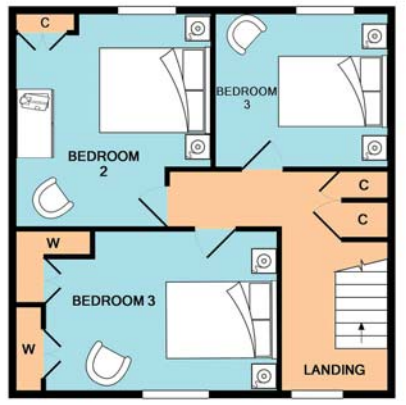


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GROUND FLOOR



1ST FLOOR

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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18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS

TEL: 01620 825368

FAX: 01620 824671

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TRANENT
30 COALGATE ROAD
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TRADITIONAL, SPACIOUS TERRACED VILLA
GREATLY IMPROVED AND MODERNISED

CLOSE TO SCHOOLS, TOWN AND BYPASS

AN IDEAL FAMILY HOME

ENTRANCE HALL
LOUNGE
KITCHEN/DINING ROOM
3 DOUBLE BEDROOMS
BATHROOM
EXCELLENT STORAGE SPACE
GAS CENTRAL HEATING
DOUBLE GLAZING
DRIVEWAY
ENCLOSED GARDEN
VALUABLE EXTRAS

VIEWING: TELEPHONE GSB
PROPERTIES 01620 825368

GENERAL DESCRIPTION

Coalgate Road is pleasantly positioned on the northern edge of Tranent in a popular residential area ideal for commuters as the city bypass is only a few minutes away by car. There are also regular bus services in and around the town as well as excellent train services from nearby Longniddry, Prestonpans or Wallyford stations. 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. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

The property offered for sale is a traditional mid terraced villa which offers surprisingly bright and most comfortable living accommodation with a flexible layout. It has been well maintained, is in excellent decorative order and recent modern improvements have included attractive laminate flooring, blinds, updated dining kitchen complete with all its appliances such as a large gas range cooker; dishwasher; washing machine and fridge/freezer; refitted modern bathroom with electric shower and screen over the bath, landscaping to the garden at the back and a wide mono block driveway in front. It is an easily and economically run home with double glazing and gas central heating (upgraded in 2011) serviced by a Combination boiler. In addition, there is excellent 'custom-made' storage and wardrobe space, ample power outlets, TV and telephone connection points throughout. In brief, the accommodation comprises on the ground floor; entrance hall, lounge with modern fire surround and electric fire, dining kitchen and bathroom while upstairs there are three comfortable double bedrooms all with excellent wardrobe space. Outside there is a wide mono-block driveway (ideal for two or more cars) to the front and enclosed garden to the rear.

This is a bright, deceptively spacious family home, ideally placed for all conveniences and in excellent walk-in condition with many valuable extras included. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL

Offers excellent storage space with cabinetry built under the stairs.

LOUNGE	4.21m x 3.96m (13'7" x 13')
KITCHEN/DINING ROOM	4.30m x 2.91m (14'1" x 9'6")
BATHROOM	2.47m x 2.03m (8'1" x 6'8")
BEDROOM 1	3.87m x 2.58m (12'7" x 9'6")
BEDROOM 2	3.50m x 2.66m (11'6" x 9')
BEDROOM 3	3.48m x 3.16m (11'5" x 10'4")

GARDEN

Accessed by double gates at the front, the large mono block driveway provides convenient off street parking for two or more vehicles. The larger back garden is also enclosed by fencing and includes a large raised wooden deck and paved patio sitting areas adjacent to the house. Summerhouse and garden shed.

EXTRAS

Included in the sale are all fitted carpets, blinds, light fittings, large gas range cooker; dishwasher; washing machine, fridge/freezer. Summerhouse and garden shed. hob, oven, hood and integrated fridge.

COUNCIL TAX BAND – B
ENERGY RATING – C

