



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:

18 HARDGATE HADDINGTON
 EAST LoTHIAN EH41 3JS
 TEL: 01 620 825368 FAX: 01 620 824671
 LP 1 Haddington DX 540733 Haddington



PRESTONPANS
 73 JIM BUSH DRIVE
 EH32 9GB

PRESTONPANS

73 JIM BUSH DRIVE

EH32 9GB

**ATTRACTIVE TERRACED
VILLA
PLEASANTLY SITUATED
WITHIN
MODERN RESIDENTIAL
DEVELOPMENT**

**AN IDEAL STARTER
HOME**

**ENTRANCE HALL
CLOAKROOM
LOUNGE/DINING ROOM
KITCHEN WITH
INTEGRATED
APPLIANCES
2 DOUBLE BEDROOMS
BATHROOM
FRONT & REAR GARDENS
DESIGNATED PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING**

**VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368**

GENERAL DESCRIPTION

Prestonpans is a popular coastal town for those commuting into Edinburgh. The City Bypass is only a few minutes away and provides ready access to the city centre, airport and motorway network leading north and west. There are regular train services from the local station again, a short driving distance away from the property. Prestonpans has a good local shopping for every day requirements, schooling for all ages and within the immediate area there are a wide range of leisure and recreational facilities. East Lothian's beautiful countryside and fine coastline are both virtually on the door step.

Jim Bush Drive forms part of the popular David Wilson Development Community which is located southwest of the town. Its location couldn't be more convenient with easy access to the town, coastline, bypass and schools.

The property offered for sale is a stylish, mid terraced villa which offers good living accommodation with a flexible layout. It has been well-maintained, is in excellent decorative order and features additional upgrades such as quality carpeting and flooring, blinds and landscaping. In brief, the accommodation comprises on the ground floor entrance hall, a useful downstairs cloakroom, lounge/dining room with French doors opening to the rear garden and modern kitchen which is fitted with a gas hob, electric oven, canopy extractor hood, integrated washer/dryer, dishwasher and fridge/freezer. Upstairs there are two good sized bedrooms and bathroom with shower. It is also an easily and economically run home with gas central heating serviced by a Combination boiler and double-glazing. In addition, there is ample storage space, power outlets TV and telephone connection points throughout. Outside there are front and rear gardens and a designated parking space contained within the residents parking courtyard to the back.

In pristine condition and with many valuable extras included, this would be ideally suited to first time buyers or for those downsizing. Early viewing is strongly recommended.

ACCOMMODATION

ENTRANCE HALL 2.91m x 0.96m (9'6" x 3'2")
CLOAKROOM 1.41m x 0.87m (4'7" x 2'10")
LOUNGE/DINING ROOM
4.32m x 4.02m (14'2" x 13'2") widest point
KITCHEN 3.00m x 1.89m (9'10" x 6'2")

LANDING

Fitted carpet to stairs and landing, hatch with pull down ladder to attic space above.

BEDROOM 1 4.03m x 2.77m (13'3" x 9'1")
BEDROOM 2 including recess 4.02m x 2.53m (13'2" x 8')
BATHROOM 1.97m x 1.67m (6'6" x 5'6")

GARDENS

The open-plan front garden is laid mainly to lawn with pathway. The larger enclosed rear garden has been attractively landscaped to include a paved/patio sitting area adjacent to the house, lawn with flower and shrub borders and a further area containing the Garden shed and with two rear access gates to the courtyard at the back.

PARKING

Positioned at the back and access by one of the gates, there is a designated parking space adjacent to the garden.

EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, hob, oven, hood, washer/dryer, fridge/freezer, dishwasher and Garden shed.

NOTE: Certain items of furniture and garden tools are being offered under separate negotiation.

**COUNCIL TAX BAND – D
ENERGY RATING – B**

