



HADDINGTON
10 QUEENS AVENUE
FIXED PRICE £170,000



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

HADDINGTON

10 QUEENS AVENUE

FIXED PRICE £170,000

**SPACIOUS END TERRACE
VILLA GREATLY IMPROVED
AND UPGRADED**

IDEAL FAMILY HOME

**ENTRANCE HALL
LOUNGE
SUN PORCH/CONSERVATORY
KITCHEN/DINING ROOM
3 DOUBLE BEDROOMS
BATHROOM
DRIVEWAY
SOUTH FACING GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
SECURITY ALARM SYSTEM**

**VIEWING:
TELEPHONE OWNER
07742922272 OR 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:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS
TEL: 01620 825368
FAX: 01620 824671
LPI Haddington DX 540733 Haddington

ESPC
espc.com

General Description

Haddington is the county town for East Lothian and has excellent shopping facilities, schooling of all ages and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure complex, 18-hole golf course and numerous sports and social clubs. A Farmers market is held on the last Saturday of the month. East Lothian's beautiful countryside and seaside villages are on the doorstep and the town is within comfortable commuting distance of Edinburgh by car or regular bus services. The nearby railway stations at Drem and Longniddry offer regular links to Edinburgh. Queens Avenue is a popular residential area, pleasantly located on the northern outskirts of town and is within comfortable distance to the town, schools and bypass. It is also well located for rural walks and cycling.

The property offered for sale is a traditionally built end of terraced villa offering spacious living accommodation with a flexible layout. It has been well maintained, is in good decorative order and is an economically run home with double glazing (except for the windows in the sun porch/conservatory) and gas fire central heating, serviced by a Combination boiler. It also has ample power outlets, TV and telephone connection points throughout and there is a security alarm system. In recent years the property has been upgraded to include a refitted kitchen, bathroom and double glazed French doors in the Conservatory.

In brief the accommodation comprises on the ground floor entrance hall, lounge, kitchen/dining room, Conservatory (local authority letter of comfort in place) and bathroom, while upstairs there are three good sized bedrooms. Outside there is a garden to the front with driveway and a large, mature South facing back garden.

This is an attractive, spacious family home in ready walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL

A UPVC front door opens into the hallway which in turn gives access to the lounge and staircase to the upper floor accommodation. There is a large under stair cupboard, with hanging space for clothes, further storage cupboard and oakwood effect vinyl flooring.

LOUNGE 4.53M X 3.99M (14'10" X 13')

A bright and well-proportioned room which has patio doors leading out to Conservatory and door to the kitchen. Decorative fireplace with surround, marble inlay and hearth and fitted with a living flame gas fire. TV and two telephone connection points and fitted carpet.

SUN PORCH/CONSERVATORY

3.99m x 2.49m (13'1" x 8'2")
A lovely addition in which to enjoy the garden and views beyond. It combine UPVC clad timber walls and window surround with double-glazed French doors leading out to the garden. Fitted carpet.

KITCHEN/DINING ROOM

4.03m x 2.46m (13'2" x 8'1")
With a window and side door; the kitchen is well fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a 1 1/2 stainless steel sink unit with mixer tap and with plumbing for a washing machine and dishwasher. Gas cooker with extractor hood over. Oak wood effect vinyl flooring. Telephone connection point.

BATHROOM

2.44m x 2m (8' x 6'6")
Fitted with a modern white suite comprising wash hand basin, WC and bath with electric shower unit and screen over. Shaver connection point. Radiator, Chrome radiator/towel rail, Large storage cabinet and glazed window. Oak wood effect vinyl flooring.

STAIRS AND LANDING

The stairs and landing are well lit by a window at the top of stairs. Built-in shelved linen cupboard and hatch with pull-down ladder part floored attic space above. Fitted carpets to stairs and landing.

BEDROOM 1

4.65m x 2.89m (15'3" x 9'6")
Bright and spacious south facing main bedroom which has lovely views overlooking the back garden and to the Lammermuir hills in the distance. Fitted carpet and telephone connection point.

BEDROOM 2

3.56m x 3.28m (11'8" x 10'9")
Comfortable double bedroom, also south facing with windows to the back and side. Fitted carpet and telephone connection point.

BEDROOM 3 3.32m x 2.46m (10'10" x 8'1")

Another double bedroom overlooking the front and side of the property. Fitted carpet and telephone connection point.

DRIVEWAY

A separate driveway to the front provides good off street parking facilities.

GARDEN

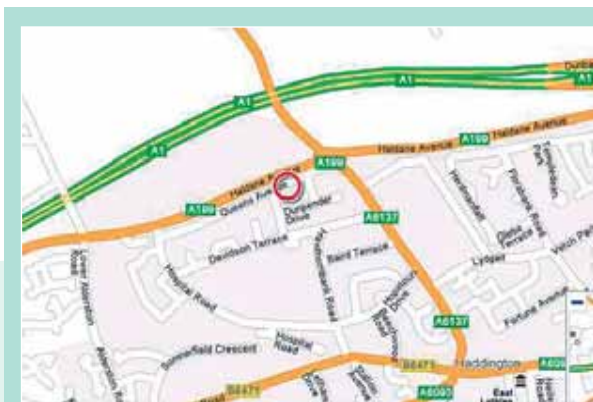
The enclosed front garden is well-stocked with many mature plants and trees. Side gate. A side slabbed and gravelled walkway with small raised garden and paved area leads to the large south facing rear garden which

is also fully enclosed. The garden, which is a wonderful sun trap all year round, is quite private and sheltered and includes a paved patio area adjacent to the house with steps leading down to the main garden which is laid mainly to lawn and again well-stocked with many plants, shrubs and trees. There is an additional paved area with a Pergola at the end of the garden. To the rear is a utility area with garden shed and greenhouse. Outside tap.

EXTRAS

Included in the sale are all fitted carpets, blinds, the gas cooker, dishwasher. Garden shed and greenhouse.

COUNCIL TAX BAND: C



License No: ES100012703