



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:

18 HARDGATE HADDINGTON

EAST LOTHIAN EH41 3JS

TEL: 01620 825368

FAX: 01620 824671



TRANENT  
19 BANKPARK CRESCENT  
OFFERS AROUND £230,000



# TRANENT 19 BANKPARK CRESCENT

**OFFERS AROUND £230,000**

**UNIQUE, STONE FRONTED  
DETACHED BUNGALOW WITH  
LARGE ATTIC SPACE AND  
GARDENS**

**DECEPTIVELY SPACIOUS  
FAMILY ACCOMMODATION  
WITH GREAT FURTHER  
POTENTIAL**

**ENTRANCE VESTIBULE & HALL  
SPACIOUS LOUNGE WITH  
OPEN FIRE  
DINING ROOM  
KITCHEN/BREAKFAST ROOM  
SUN ROOM/CONSERVATORY  
LARGE UTILITY/STORES ROOM  
3 BEDROOMS  
BATHROOM  
CELLARS/WORKSHOP  
ATTACHED GARAGE  
TWO DRIVEWAYS  
LARGE GARDEN GROUNDS  
"WARM-AIR" GAS CENTRAL  
HEATING  
VIEWING:**

## General Description

Tranent is a busy town with good shopping facilities, schooling for all ages and within the immediate area there is a wide range of leisure and recreational facilities including a modern swimming pool, Meadowmill Sports Centre and a driving range. It is an ideal location for those commuting into Edinburgh and the city by-pass also provides ready access to the airport and motorway network leading north and west. Also within easy reach are the railway stations at Prestonpans and Wallyford with regular train services into Edinburgh. East Lothian's beautiful countryside and fine coastline with its famous golf courses is virtually on the doorstep. Bankpark Crescent is situated on the western side of the town, close to Polson Park and within minutes of the City By-Pass. The property offered for sale enjoys a slightly elevated position within the Crescent.

Built in 1961, this architecturally designed stone-fronted bungalow is a one-off and successfully combines traditional building techniques with an imaginative interior and layout. This unique property already offers spacious and generously-proportioned rooms but its appeal is the added potential for improvement and expansion as there is also a very large attic space and generous garden ground.

In brief, the accommodation comprises entrance vestibule, hall, split level living room and dining room, kitchen breakfast room, Conservatory/Sun room, utility/stores room, two spacious bedrooms, single bedroom and bathroom. It is also an easily run home with a warm-air gas central heating system and the Conservatory is double-glazed. In addition, there are excellent storage cupboards throughout the house. Outside, there is a large walled garden to the front, which includes an entrance driveway, higher than normal attached single garage, a second driveway at the far end of the house and a very large and enclosed garden to the rear. In addition and a rather unusual feature to the house are large cellars and a workshop.

Very rarely on the open market this is a superb and interesting family home with tremendous potential. Early viewing is highly recommended.

## Accommodation

### ENTRANCE VESTIBULE

A solid panelled front door with glazed inset panel and side screen opens into the vestibule which in turn gives access to the hall.

### HALL 3.93m x 2.03m (13' x 6'7")

Spacious hall, which is partially open plan to the living and dining area. Two built-in storage/cloaks cupboards, door to the kitchen and another to the inner hall. Fitted carpet and telephone connection point.



### INNER HALL

Accessed by the entrance hall, the L-shaped hallway leads to the bedrooms and bathroom. Deep, shelved storage cupboard and another cloaks cupboard. Window hatch to large attic space above. Fitted carpet.

### BEDROOM 1 4.71m x 3.32m (15'5" x 11')

Generous main bedroom with wide window overlooking the front of the property. Built-in fitted cupboards. Fitted carpet.

### BEDROOM 2 4.15m x 3.25m (13'7" x 10'7")

Another spacious double bedroom with a wide window overlooking the rear garden. Fitted carpet.

### BEDROOM 3 3.35m x 2.26m (11' x 7'5")

Larger single bedroom also positioned to the back of the house with fine views to the coastline and Fife in the distance. Fitted carpet.

### BATHROOM 2.77m x 1.61m (9' x 5'3")

A truly retro in-style bathroom fitted with a coloured wash hand basin, WC, bath and separate shower compartment. Beautiful black porcelain tiles to walls. Large glazed window and heater/light fixture. Fitted carpet.

### GARAGE 5.10m x 2.97m x 3.23m (16'8" x 9'9" x 10'7" Height)

Not only does this garage run almost the length of the house, it was designed higher than average to allow for extra head room, i.e., accommodate a small caravan, boat perhaps or four wheel drive vehicle. Wood panel folding doors to front, power, light and water tap.



### LOUNGE 5.74m x 5.51m (18'9" x 18'1")

A sunny, beautifully proportioned split-level living room with large picture window overlooking the front garden. Fireplace with surround. Fitted carpet and TV connection point. Steps up to the dining area at the back.

### DINING AREA 4.10m x 2.93m (13'5" x 9'7")

Open plan to the lounge and with a door to the kitchen, the comfortable dining area has a large window overlooking the Conservatory. Fitted carpet.

### KITCHEN/BREAKFAST ROOM 4.11m x 3.27m (13'5" x 10'8")

With a large window and glazed door leading out the Conservatory, this bright and airy kitchen is fitted with a range of base units. Stainless steel sink unit with mixer tap and two, built-in pantry shelved cupboards and fitted carpet.

### CONSERVATORY/SUN ROOM 7.99m x 1.87m (18'1" x 6'7")

Running almost the full width of the house at the back this is a lovely addition overlooking the garden. Full length double glazed window surround and door leading down to the garden. A further door opens into the utility room. Fitted carpet.

### UTILITY ROOM 3.98m x 2.96m (13' x 9'8")

Large useful room with a deep Belfast sink and housing the gas central heating boiler. Window overlooking the back garden, power and light. Please note. There are asbestos panels set in the ceiling space.

Driveway to the front provides additional parking. At the far end and at a lower level than the house is a second driveway which also gives access to the gardens at the back, workshop and cellars. Please note. There are asbestos panels set in the ceiling space.

### GARDEN

The gardens back and front are bounded by mid level walls, fencing and are well stocked with mature plants and shrubs. The front garden includes pathways leading to the house and garage, areas of lawn with flower and shrub borders. The very large back garden offers excellent privacy and shelter and has been divided into two areas by a well tended evergreen hedge. The first and adjacent to the house includes a large area of lawn with concreted drying area. The second, originally a large and productive vegetable plot includes raised pathways leading around the garden.

### WORKSHOP (13'2" x 10'3") AND CELLARS

Offering valuable storage and workshop facilities. Power and light.

### EXTRAS

Included in the sale are all fitted carpets, blinds, curtains and cooker.