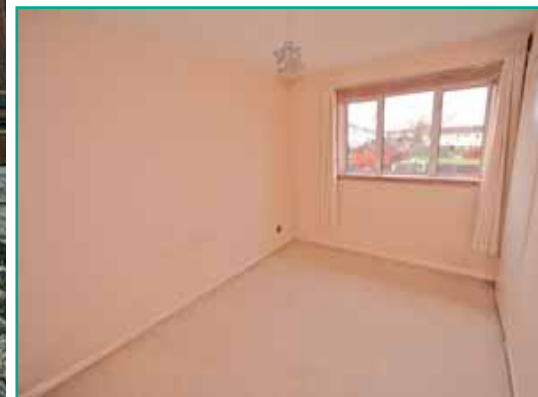


TRANENT  
7 CARLAVEROCK CLOSE

OFFERS OVER £89,000

 **GSB PROPERTIES**  
TO VIEW TELEPHONE 01620 825368 WEB [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)



# TRANENT

7 CARLAVEROCK CLOSE

**OFFERS OVER £89,000**

**MODERN TERRACED VILLA  
SET IN PLEASANT CUL-DE-  
SAC LOCATION**

**IDEAL FIRST TIME BUY**

**ENTRANCE HALL  
LOUNGE  
KITCHEN  
2 BEDROOMS  
BATHROOM**

**ENCLOSED GARDENS  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
COURTYARD PARKING  
PATIO DOORS TO GARDEN**

**VIEWING: TELEPHONE  
GSB PROPERTIES  
01620 825368**

## General Description

The property is pleasantly situated in a cul-de-sac within a popular residential area of the town. Tranent has good local shopping facilities, schooling for all ages and within the immediate area there are a wide range of leisure and recreational facilities. For those commuting into Edinburgh the journey is both fast and easy, the City Bypass being five minutes away by car. East Lothian's beautiful countryside and fine coastline are also both virtually on the doorstep.

The property offered for sale is a mid-terraced villa which offers good living accommodation with a flexible layout. It has been well-maintained and benefits from double glazing and gas central heating. Outside there are enclosed gardens to both the front and back and ample parking facilities are provided close by within the courtyard to the front.

## IMPORTANT NOTE

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

The Home Report valuation for this property is £95,000. Details of the Home Report can be accessed at:

<http://www.packdetails.com/notify.htm?sr=hp189362&pc=EH332PP>  
or through [GSB Properties website](#)

## Accommodation

### ENTRANCE HALL

Front door opens into the hallway which in turn gives access to the lounge, kitchen and stairs leading to the upper floor accommodation. Wooden laminate flooring.

### LOUNGE

5.07m x 3.82m (16'8" x 12'6")  
A bright and well-proportioned room with south facing patio doors opening to the rear garden. Wooden laminate flooring.

### KITCHEN

2.60m x 1.83m (8'8" x 6')  
Fitted with a matching range of wall and base units with work surface over and incorporating a stainless steel sink unit and drainer. Wide window to the front aspect of the property. Tiled floor.

### LANDING

The landing leads to both bedrooms and the bathroom. Hatch to attic. Fitted carpet to stairs and landing.

### BEDROOM 1

4.05m x 2.81m (13'3" x 9'2")  
Double bedroom which has pleasant outlooks to the front of the property. Storage cupboard. Fitted carpet.

### BEDROOM 2

3.14m x 1.61m (10'3" x 5'3")  
Single bedroom or ideal office/study overlooking the rear garden. Fitted carpet.

### BATHROOM

Fitted with a modern three piece suite comprising of low level w/c, wash hand basin and panel bath. Frosted window to the rear aspect.

### GARDEN

The front garden is laid for easy maintenance with stone chipped areas. The larger rear garden is enclosed by timber fencing and again has been laid for easy maintenance.

### COUNCIL TAX BAND: C

#### 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.

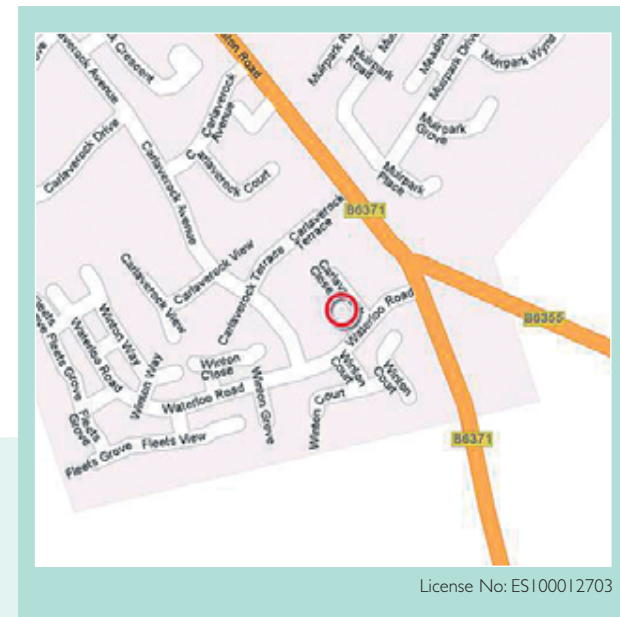
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing 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



License No: ES100012703