



License No: ES100012703

GSB PROPERTIES

OFFERS TO:

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



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.



TRANENT
42 MEETINGHOUSE DRIVE
FIXED PRICE £85,000
£5,000 BELOW HOME
REPORT VALUATION

TRANENT

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FIXED PRICE £85,000

**£5,000 BELOW HOME
REPORT VALUATION**

**IDEAL FIRST TIME BUY OR
INVESTMENT PROPERTY**

**ATTRACTIVE, SPACIOUS
UPPER VILLA FLAT
GREATLY IMPROVED AND
UPGRADED**

**CONVENIENT CENTRAL
LOCATION CLOSE TO ALL
AMENITIES**

**ENTRANCE HALL
LOUNGE
FITTED KITCHEN
DOUBLE BEDROOM
BATHROOM
WHITE METER ELECTRIC
HEATING
DOUBLE GLAZING**

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. Meetinghouse Drive is situated within a popular residential area, convenient to the town centre and easy access to the Bypass.

The property offered for sale is a spacious upper villa flat set within a recently upgraded traditional block of three additional apartments. It has been well maintained, is in excellent decorative order and recent improvements have included a lovely refitted kitchen and bathroom, flooring and decoration. In brief, the accommodation comprises entrance hall, lounge, kitchen, double bedroom and bathroom. It also has the benefit of double glazing, combined economy white meter and electric heating and there is good storage space contained



LOUNGE 4.13m x 3.78m (13'6" x 12'4")

Spacious and bright living room with two windows having pleasant outlooks to the back of the property. Security entry phone wall unit, laminate wood floor; TV (cable ready) and telephone connection points. Door to the kitchen.

KITCHEN 3.78m x 2.11m (12'4" x 7')

With a window overlooking the front of the building, the kitchen is beautifully fitted with a range of modern base and wall mounted units with attractive tiling over the worktops. It incorporates a modern graphite style 1 1/2 bowl sink unit with mixer tap which has plumbing for a washing machine, electric ceramic hob and oven. Integrated dishwasher and laminate tiled floor.

BEDROOM 3.70m x 3.23m (12'1" x 10'2")

Spacious double bedroom with window to



**SECURITY ENTRY PHONE
RESIDENTS PARKING
COURTYARD
VALUABLE EXTRAS**

**VIEWING:
TELEPHONE OWNERS
077255 92144 OR
GSB PROPERTIES
01620 825368**

within the flat. Outside, there is ample parking bays contained within the cul-de-sac and a shared drying area.

This is a lovely property in ready, walk-in condition with many extras included in the sale. Early viewing is highly recommended.

Accommodation

ENTRANCE

Accessed through a secured entrance door to well-maintained and upgraded, shared entrance hall and staircase.

HALL

Solid front door leads into a traditional hallway which in turn gives access to the bedroom, bathroom and lounge. Deep cupboard and two further shelved cupboards provide excellent storage space. Fitted carpet.

the back, three built in cupboards with hanging and storage space. Laminate wood floor.

BATHROOM 1.89m x 1.89m (6'2" x 6'2")

Fitted with a modern white three-piece suite comprising wash hand basin, WC and bath with electric shower unit and glass screen over. Full tiling to walls and large mosaic tiled floor. Glazed window.

OUTSIDE

Immediately adjacent to the property is a large parking courtyard which provides ample parking spaces. Shared drying green to the back.

EXTRAS

Included in the sale are fitted carpets, light fittings, blinds, curtains, radiator covers, hob and oven, dishwasher and two sofas. Satellite dish.

COUNCIL TAX BAND:A