14 BAULD DRIVE
Newcraighall
EH21 8RQ

Telephone: 01620 825368
Web: www.gsbproperties.co.uk
DESCRIPTION
This spacious, contemporary four-bedroom villa with private gardens, garage and drive, enjoys a quiet residential location close to an excellent range of shopping, amenities and transport links.

A bright entrance hallway with concealed storage cupboard flows through feature glazed doors into a generously proportioned living room presented with tasteful neutral décor and offering scope for several configurations of comfortable lounge furniture. The large dining kitchen is situated to the rear of the property and extends through wide French doors onto a sunny patio creating a perfect setting for alfresco dining and entertaining. The excellent range of contemporary units complete with beech worktops neatly house an integrated double oven and hob with overhead extractor hood, fridge/freezer and dishwasher. There is ample space for a dining table and chairs allowing for socialising and dining and fully embodying the contemporary lifestyle. A utility room is accessed from the kitchen and provides a discreet laundry area which includes a washing machine and space for a tumble drier, plus a door to the rear garden. Directly off the utility room is a handy WC with modern, white two-piece suite.

Upstairs there are four spacious double bedrooms impeccably presented modern subtle tones. The first three bedrooms all benefit from in-built wardrobes. The master bedroom and the second bedroom both have the added luxury of en-suite shower rooms with glazed shower cubicles, contemporary suites, and fashionable metro style wall tiles. A bright and airy study provides an additional flexible living space which could be utilised in a variety of ways. Completing the accommodation on offer is a truly family sized bathroom which displays the stylish presentation evident throughout the rest of this lovely family home. Gas central heating and double glazing can be found throughout.

Externally, the property is set back from the road by a well-tended lawn. A private, enclosed rear garden is mostly laid to lawn for ease of maintenance and benefits from an attractive patio area directly off the dining/kitchen. An integral single garage and double driveway ensure ample, private parking.

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

EXTRAS
All fitted floor coverings, light fittings, integrated appliances and washing machine are included in the sale.

Energy Rating : C

VIEWING :
Tel GSB Properties on 01620 825368
“...Externally, the property is set back from the road by a well-tended lawn. A private, enclosed rear garden is mostly laid to lawn for ease of maintenance and benefits from an attractive patio area directly off the dining/kitchen. An integral single garage and double driveway ensure ample, private parking...”
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
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

LOCATION

Lying five miles southeast of Edinburgh city centre, the suburb of Newcraighall borders the charming seaside town of Musselburgh. Situated beside the major A1 road link, connecting the area to the City Bypass, Newcraighall is also well-served by bus and rail links, with the train station running services to Edinburgh Waverley in under 10 minutes. Outstanding shopping and entertainment amenities are located right on the doorstep at the Fort Kinnaird Retail Park, host to a vast selection of high-street retail outlets as well as family restaurants and a cinema. With its appealing proximity to the coast and countryside, the area allows for easy access to wonderfully scenic spaces for outdoor recreation, whilst public indoor facilities, including a sports hall, a pool, a spa and fitness classes, can be found close by at Musselburgh Sports Centre. Schools within the catchment area include Newcraighall and St Francis RC primary schools, and Castlebrae and Holy Rood RC high schools. Nearby Musselburgh offers a prestigious independent schooling option at Loretto School, as well as higher education at Queen Margaret University.