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HOUSE SALES

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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

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TYNINGHAME
| SOUTH ROW

GEAN TREE COTTAGE

OFFERS AROUND £399,950

TYNINGHAME I SOUTH ROW

GEAN TREE COTTAGE

OFFERS AROUND £399,950

**LOVELY, STONE-BUILT
DETACHED COTTAGE WITH
LARGE SOUTH FACING GARDEN**

**DELIGHTFUL RURAL
CONSERVATION VILLAGE**

**RENOVATED AND EXTENDED
WITH CONTEMPORARY DESIGN
INTERIORS**

**ENTRANCE HALL
PORCH/UTILITY
INTEGRATED KITCHEN,
DINING/LIVING ROOM
SITTING ROOM
4 DOUBLE BEDROOMS
DRESSING ROOM
EN-SUITE SHOWER ROOM
LUXURY BATHROOM
LPG CENTRAL HEATING
PARTIAL DOUBLE GLAZING
LARGE ENCLOSED SOUTH
FACING GARDEN
ENTRANCE DRIVE AND
COURTYARD**

General Description

The Conservation Village of Tynninghame was built in the 18th and 19th Centuries for workers of the Tynninghame Estate, the then home of the Earl of Haddington. It can be described as one of the most beautiful villages in the area and is surrounded by attractive woodland and farmland with fine coastline only a short distance away. Within the village there is a small coffee/craft shop/post office, while in nearby East Linton there are good local shops catering for every day requirements, an excellent primary school, church, garage and some good pub/restaurants. More comprehensive shopping and a host of leisure and recreational facilities are available in Dunbar; Haddington or North Berwick. The main A1 trunk road is a mile to the south of the village and provides an excellent link to the City Bypass which gives ready access to the airport and motorway network leading north and west. There are also regular train services from nearby Drem, North Berwick and Dunbar stations. The village is also in the school catchment area for East Linton or North Berwick.

Gean Tree Cottage is positioned in a small exclusive residential community which lies to the south of the village just before the entrance to the Main Street.

This lovely stone-built detached cottage with red pantiled roof has been completely renovated and extended in recent months to successfully combine traditional building techniques with contemporary design interiors and immaculate finishes. It provides generous living accommodation with a flexible layout and modern features include corniced ceilings, recessed lighting, interior and exterior oak doors, Velux and traditional wooden sash windows providing maximum natural light, quality carpeting, Amtico flooring and natural stone tiling, a beautifully fitted open-plan kitchen, dining and family room, four good sized bedrooms one with en-suite shower room and dressing area and a luxury four-piece bathroom. It is also an easily and economically run home with the benefit of LPG Central heating and part double-glazed windows mainly to the back in keeping with the style of the cottage. In addition there are ample power outlets, TV and telephone connection points throughout. Another particularly pleasing feature of the property are the mature secluded gardens which are south facing with the large graveled courtyard to the back which provides ample private parking.

Gean Tree Cottage is an exceptional home in a superb country setting. Viewing is strongly recommended.

Accommodation

ENTRANCE HALL

Part glazed front door leads into the hall which in turn gives access to all the rooms on the ground floor and stairs leading to the upper floor accommodation. Access to the property can also be entered by the porch at the side. Window to the front.

PORCH/UTILITY ROOM 3.33m x 2.46m (10'11" x 8'1")

With a part glazed door to the front, this useful mud room/utility has side window surrounds and high level windows to the back. It is fitted with



BEDROOM 2/FAMILY ROOM

5.16m x 3.87m (17' x 12'6") at widest point

Another generous bedroom or ideal family room with French doors opening out to the rear garden and fitted carpet.

BATHROOM 3.53m x 2.17m (11'7" x 7'1")

Luxury bathroom fitted with a modern white 4-piece suite comprising, wash hand basin, WC, deep soaking tub and separate shower enclosure with glass door. Beautiful limestone tiling to walls and floor. Chrome ladder-style radiator/towel rail and glazed window.

LANDING

A straight staircase leads to the upper landing which has double windows that offer wonderful open outlooks over the rear garden, the surrounding countryside and hills in the distance. Built-in storage cupboard and hatch to eaves storage space. Fitted carpet to stairs and landing.

DRESSING ROOM 2.86m x 1.72m (9'4" x 5'8")

As a through room to the main bedroom, this ideal dressing room or walk-in wardrobe has a Velux window set in the roof space. Fitted carpet.

BEDROOM 3 3.57m x 3.43m (11'8" x 11'3")

Master bedroom or ideal as a guest bedroom perhaps with large window having wonderful open outlooks over the garden and surrounding countryside. Small utility hatch set within eaves. Door to en-suite shower room and fitted carpet.

EN-SUITE SHOWER ROOM

Fitted with a modern 3-piece suite comprising wash hand basin, WC and shower enclosure fitted with an electric shower unit. Part tiling to walls and limestone tiled floor; extractor fan.



storage base units with solid wood worktops and with plumbing for a washing machine and space for a tumble dryer. Quarry tiled flooring. Part glazed door to the kitchen.

KITCHEN/DINING AND/OR SITTING ROOM

7.66m x 4.92m (25'1" x 16'1") at widest point

Another bright and generously proportioned 'combination' room which is open plan in design. There are two windows to the front, a large east facing window and French doors with windows on either side opening out to an enclosed raised deck/veranda with steps leading down to the garden. The kitchen area is beautifully fitted with a range of solid oak base and wall mounted units with tiling over granite worktops. It also incorporates an inset stainless steel sink unit with mixer tap, large range master stove with canopy extractor hood and integrated dishwasher; fridge and freezer; a central breakfasting island also compliments the area. Part Amtico flooring and fitted carpet.

LIVING/DINING ROOM 4.92m x 3.58m (16'1" x 11'9")

Offering great flexibility to be used as a formal living or dining room as it can be accessed from the kitchen. There is a recessed window to the front with utility cupboard underneath and recessed window to the back. Original solid fuel cast iron stove.

BEDROOM 1 4.04m x 2.75m (13'2" x 9')

Useful downstairs bedroom overlooking the rear garden and with a deep, built-in cupboard/stores. Fitted carpet.

BEDROOM 4 3.61m x 3.12m (11'10" x 10'3")

Another double bedroom with Velux window set in the roof space and under eaves storage cupboard. Fitted carpet.

DRIVEWAY AND PARKING

A gravelled driveway entered from the side leads to a large courtyard area at the back which provides additional parking facilities for several vehicles.

GARDEN

The property enjoys large enclosed gardens which are well-stocked with many established flowering shrubs, fruiting trees and herbaceous borders. The front garden is bounded by a low stone wall and has wrought iron gates to the front door and also to the porch. A small side garden also houses a log store and gives access through a solid door to the rear garden. Immediately to the side of the garden are two brick built storage sheds, one with light, and an open fronted wood shed. The large and enclosed south-facing garden which has an open aspect and a wonderful sun trap is very private and sheltered. It has been well landscaped to include an area of lawn, pathways leading around the garden and wildlife pond.

EXTRAS

Included in the sale are all fitted carpets, light fittings and all kitchen appliances.

COUNCIL TAX BAND: E

**VIEWING:
TELEPHONE OWNER
07734832712 OR GSB
PROPERTIES 01620 825368**