



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:

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HADDINGTON
CHESTNUT COTTAGE

OIRO £245,000



HADDINGTON, SPITTALRIG CHESTNUT COTTAGE

OIRO £245,000

**MODERNISED DETACHED COUNTRY
COTTAGE ON TWO LEVELS
SET WITHIN EXCLUSIVE
RESIDENTIAL AREA**

**PEACEFUL, SECLUDED LOCATION
YET CLOSE TO ALL AMENITIES**

**ENTRANCE HALL
LOUNGE/DINING ROOM
KITCHEN
3 DOUBLE BEDROOMS
2 SHOWER ROOMS
OIL FIRED CENTRAL HEATING
ENCLOSED GARDEN
PARKING**

General Description

Chestnut Cottage forms part of the sought after Spittalrig Farm Residential Community approximately one mile from Haddington and accessed by a tree lined drive just off the old A1 (A199) roadway. The Cottage enjoys a peaceful, private location surrounded by open fields and woodland yet is close to neighbouring properties and within minutes of the town.

Haddington is the County town of East Lothian and as such as an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure centre, squash courts, 18-hole golf course, numerous sports and social clubs and all the usual youth organisations. For those commuting into Edinburgh the A1 dual carriageway provides fast and easy access to the City Centre, while the City Bypass leads to the airport and motorway network to the North and West.

This pretty cottage with its white washed walls and slate roof which originally formed part of the Main House at Spittalrig, offers very pleasing and generous living accommodation on two floors. It has been well maintained, is in good decorative order and is an easily and economically run home with the benefit of oil fired central heating. It also has ample power outlets, TV and telephone connection points throughout. In brief, the accommodation comprises on the ground floor entrance hall, lounge, kitchen, downstairs bedroom and shower room, while upstairs there are two further spacious bedrooms and another shower room. Outside, there is a manageable, partly walled garden to the back and parking facilities for two or more vehicles at the front.

Rarely available on the open market, Chestnut Cottage is a most comfortable and attractive property in a superb location. Early viewing is highly recommended.

Accommodation

HALL 4.44m x 2.43m (14'7" x 8')

Entered through a part glazed front door to spacious hall which in turn gives access to the lounge, kitchen, bedroom 1 and shower room. Built-in storage cupboard and laminate wood floor and telephone connection point.



SHOWER ROOM 2.77m x 2.77m (9'1" x 9'1")

Fitted with a modern white suite comprising wash hand basin, WC and tiled shower enclosure with electric shower unit over. Ceramic tiled floor, glazed window and electric shaver point.

STAIRS AND LANDING

Curved staircase leads to the upper galley-style landing, bedrooms and shower room. Velux window set in the roof space provides natural light to this area. Large walk-in shelved cupboard with hot water tank. Hatch to attic storage space above. Fitted carpet to stairs and landing.

BEDROOM 2 5.52m x 3.81m (18' x 12'6")

Another spacious double bedroom with dormer window to the front and another with pleasant open outlooks over the garden to the back. Feature, circular window, large walk-in fitted wardrobe and fitted carpet.

BEDROOM 3 5.53m x 3.95m (16' x 13')

Another generous double bedroom also with dormer windows to the front and feature circular window at gable end. Fitted carpet.

SHOWER ROOM 3.48m x 2.36m (11'5" x 7'8")

Also of a generous size fitted with a modern white wash hand basin, WC and tiled shower enclosure with electric shower unit over. Glazed window and shaver connection point. Ceramic tiled floor.



**VIEWING:
TELEPHONE
OWNER 07834 806012
OR GSB PROPERTIES
01620 825368**

LOUNGE/DINING ROOM 5.47m x 3.91m (19'4" x 12'10")

A bright and beautifully proportioned living room with twin windows to the front and French doors leading out to the garden. TV connection point.

KITCHEN 2.85m x 3.03m (9'5" x 8'4")

With a window and glazed door opening to the rear garden, the kitchen is well fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit with plumbing for a washing machine. Laminate wood floor.

BEDROOM 1 5.88m x 3.82m (19'3" x 12'6")

A useful downstairs bedroom or equally served as a formal dining room of generous size with twin windows to the front and French doors opening to the garden. Built-in fitted wardrobe and fitted carpet.

REAR GARDEN

Partially enclosed by high walls and innovative Ivy hedge at one side, the easily maintained and manageable sized garden at the back offers excellent privacy and shelter and is a wonderful sun trap at all times of the day. It includes a paved pathway adjacent to the house and is laid mainly to lawn and well-stocked with mature plants, shrubs and trees. Large side gate.

PARKING

Positioned opposite to the house at the front next to the large Chestnut Tree is parking facilities for two vehicles. Additional parking is also permitted directly in front of the house.

COUNCIL TAX BAND: H

NOTE:

Additional items of furniture may be purchased under separate negotiation.

