



License No: ES100012703



#### 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

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COCKBURNSPATH  
1 CROFTS ROAD  
'HAMEWITH'

**OFFERS AROUND £230,000**



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**TRADITIONAL DETACHED  
COUNTRY BUNGALOW SET  
WITHIN  
MATURE GARDEN GROUNDS**

**EXTENDED AND GREATLY  
MODERNISED**

**ENTRANCE HALL  
LIVING ROOM WITH OPEN FIRE  
SITTING ROOM WITH OPEN FIRE  
FITTED KITCHEN  
2 SPACIOUS DOUBLE BEDROOMS  
ENSUITE CLOAKROOM  
BATHROOM  
OIL FIRED CENTRAL HEATING  
DOUBLE GLAZING  
DRIVEWAY  
FRONT, SIDE AND REAR GARDENS**

**General Description**

Cockburnspath is situated on the East Lothian/Berwickshire boundary eight miles from Dunbar and within easy commuting distance of both Edinburgh and Berwick-upon-Tweed. This picturesque Conservation village has a strong community spirit and has its own local store catering for every day requirements, Post Office, garage and an excellent primary school as well as a very active and busy Community Centre. The beautiful surrounding coastline and countryside including the end of the Southern Upland Way provide a healthy and stimulating recreational environment. More comprehensive shopping and recreational facilities are available in Dunbar where there is also a local railway station providing ready access to and from Edinburgh and surrounding areas.

Hamewith enjoys a slightly elevated and secluded position just outside the Conservation area of the village.

This attractive traditional 1930's detached bungalow offers spacious modern living while retaining many original and pleasing features such as its' high corniced ceilings, solid doors and woodwork and attractive open fireplaces. In recent years the property has been extended to the side (all approvals in place) and completely modernised to include a refitted kitchen and bathroom, en-suite toilet, Conservatory, attractive oak-style flooring, oil fired central heating and double-glazing. In addition, it has been well maintained, is in excellent decorative order and there are ample power outlets, TV and telephone connection points throughout. In brief, the accommodation comprises entrance hall, living/dining room and sitting room both with attractive open fireplaces, a newly fitted modern kitchen, Conservatory/sun room, two large double bedrooms, en-suite toilet and bathroom. Outside, there is a driveway to the front and large mature gardens to the sides, front and back.

Hamewith is a spacious, ready to walk into home in lovely peaceful and tranquil surroundings - ideal country living for those who also love gardening. Early viewing is highly recommended.

**Accommodation**

**ENTRANCE VESTIBULE**

Part glazed front door leads into the vestibule which in turn opens to the hall. Attractive oak-style laminate wood flooring.



**SITTING ROOM 4.54m x 3.74m (15'7" x 14'10")**

Almost identical to the living room, this is another sunny and beautifully proportioned room with two large windows overlooking the front garden. Attractive open-grate cast-iron fireplace with polished granite hearth. Built-in shelved recess to one side with storage cupboard underneath. Doors to both bedrooms. Laminate wood floor.

**BEDROOM 1 5.17m x 4.87m (17' x 16')**

Very generous double bedroom which has twin windows overlooking the rear garden. Laminate wood flooring.

**EN-SUITE CLOAKROOM 2.23m x 1.74m (7'4" x 5'8")**

Useful toilet, fitted with a stylish modern wash hand basin and WC. Glazed window and laminate wood floor.

**BEDROOM 2 4.49m x 3.65m (14'9" x 12')**

Another spacious bedroom also with large double windows overlooking the front of the house. Laminate wood floor and telephone connection point.

**BATHROOM 2.34m x 1.79m (8'1" x 5'10")**

Fitted with a modern, traditional in-style white suite comprising wash hand basin, WC and bath with shower/mixer tap over. Part tiling to walls, glazed window and vinyl floor.



**HALL 3.05m x 1.25m (10' x 4'1")**

The traditional hall gives access to the living room, sitting room and bathroom. Laminate wood floor.

**LIVING ROOM 4.54m x 3.59m (15' x 11'9")**

A bright and comfortable living space and/or dining room with large twin windows having pleasant open outlooks to the front garden. Attractive fireplace with high mantelpiece, tiled hearth and open grate. To one side of the fireplace is a built-in display recess with storage cupboard underneath. Laminate wood floor. Door to the kitchen.

**KITCHEN 3.32m x 2.40m (10'10" x 7'10")**

With windows over the Conservatory, the kitchen is beautifully fitted with a range of modern base and wall mounted units with natural stone tiles over solid wood worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for a washing machine. Built-in ceramic hob, canopy extractor hood and electric oven. Integrated fridge and freezer. Large ceramic tile floor. Door to the Conservatory.

**CONSERVATORY 4.05m x 2.77m (13'3" x 9'1")**

A lovely addition, part brick wall and window surround which has pleasant open outlooks over the rear garden, pond and views to the sea in the distance. Glass door to the garden and patio area and laminate wood floor.

**GARDEN**

The property which enjoys well established and mature gardens to each side, front and rear provide excellent privacy and seclusion. The front garden is laid mainly to lawn and well-stocked with mature shrubs, trees and flower beds. There is also a large productive vegetable plot immediately to the side. The rear garden which is on various levels includes a sheltered paved/patio sitting area close to the house with fine views over the garden and glimpses of the sea and a lower woodland garden with wildlife pond, again, well-stocked with many herbaceous borders, beech hedges, trees and shrubs. Garden shed.

**DRIVEWAY**

To the front entrance are parking facilities for two cars.

**EXTRAS**

Included in the sale are light fittings, hob, oven, hood, fridge/freezer and large wardrobe in Bedroom 1. Garden shed.

**COUNCIL TAX BAND - C**

**VIEWING:  
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