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6 GREENDYKES COTTAGES, MACMERRY  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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# GSB PROPERTIES

## OFFERS TO:

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## 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.



**MACMERRY**

**6 GREENDYKES COTTAGES**

**OIRO £125,000**

## MACMERRY

### 6 GREENDYKES COTTAGES

**OIRO £125,000**

#### DELIGHTFUL 2 BEDROOM COTTAGE SET IN RURAL LOCATION

#### OPEN OUTLOOK TO BOTH FRONT AND REAR

#### ENTRANCE VESTIBULE/HALL LOUNGE

#### 2 DOUBLE BEDROOMS BATHROOM

#### DOUBLE GLAZING WHITE METRE HEATING GARDENS TO FRONT & REAR DRIVEWAY

#### General Description

Rurally set near the village of Macmerry, the property is part of the old farm cottages of Greendykes Farm.

Macmerry is a small village lying just off the A1 trunk road and therefore is convenient for those commuting into Edinburgh. The City Bypass also provides fast access to the airport and motorway network. Within the village there are good local shops catering for everyday requirements and an excellent primary school. More comprehensive shopping and recreational facilities and secondary schooling are available in nearby Tranent or Haddington. The village is surrounded by typically beautiful East Lothian countryside and the Lammermuir Hills to the south and the fine coastline to the north are both easily accessible

6 Greendykes Cottages is a mid-terraced cottage which offers well planned living accommodation with generously proportioned rooms. It has been upgraded and improved by the current owner. In brief the property comprises of Entrance Vestibule, Hallway, Lounge, Kitchen, Bathroom and 2 Double Bedrooms. To the outside is a small enclosed front garden with a large enclosed rear garden. The property is double glazed and has white meter heating.

There is also further potential to extend the property both into the loft, and to the rear. Subject to local planning consent.



#### BEDROOM 1

4.33m x 3.21m (14'02 x 10'06)

Double bedroom with wide window to rear aspect that enjoys views to over the rear garden. Original feature fireplace. Fitted carpet and picture rail surrounding room.

#### BEDROOM 2

3.22m x 3.09m (10'07 x 10'01)

Double bedroom to the front of the property. Feature fireplace, window, fitted carpet.

#### BATHROOM

Fitted with a three piece suite comprising of low level w/c, wash hand basin and panel bath. Tiled walls to dado level and over bath. Spotlights to ceiling. Glazed window to the front aspect. Wood floor.

#### GARDEN

To the front is a small enclosed garden with lawn and a range of flower and shrub borders. The rear garden is large, mainly laid to lawn



#### Accommodation

#### ENTRANCE VESTIBULE

Front door opens into the small entrance vestibule which in turn leads to the hallway. Oak floor.

#### HALLWAY

Leading to the Lounge, Bathroom and both Bedrooms the hallway is also laid with oak floor.

#### LOUNGE 4.50m x 4.25m (14'09 x 13'11)

A bright and well-proportioned room with French door to the rear garden. Storage cupboard and oak floor.

#### KITCHEN 3.01m x 2.06m (9'10 x 6'09)

Fitted with a range of wall and base level units with work surface over and incorporating a sink unit with drainer. Wide window to the front aspect enjoying views out over the front garden and towards the open farmland. Cooker: Hatch to attic. Tiled floor.

with three sheds and a greenhouse at the foot. There is a flower and shrub border surrounding.

#### PARKING

Driveway to the front aspect of the property for one vehicle.

#### EXTRAS

All floor and light fittings. All blinds.

#### COUNCIL TAX BAND - D

#### DIRECTIONS

Travelling from the A1 Motorway either from East or West, take the Gladsmuir/Macmerry junction and head into the village. Turn right into Greendykes Road opposite the primary school and travel past the new build site. A sign for Greendyke Farm on the left, follow the road straight on over the fly-over and in about 500 yards the cottages are on the left hand side.

**VIEWING: TELEPHONE**

**GSB PROPERTIES**

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