

HADDINGTON
35 LONG CRAM
O.I.R.O £349,950

WELL BELOW HOME REPORT VALUATION

 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk



HADDINGTON 35 LONG CRAM

O.I.R.O £349,950

**RARELY AVAILABLE DETACHED
3 BEDROOM BUNGALOW WITH
SEPARATE ANNEX ACCOMMODATION
PEACEFUL AND TRANQUIL POSITION
YET CLOSE TO ALL LOCAL AMENITIES**

**3 BEDROOMS
LOUNGE WITH
OPEN PLAN DINING ROOM
CONSERVATORY
KITCHEN
UTILITY ROOM
3 BEDROOMS
MASTER EN-SUITE
SHOWER ROOM**

ANNEXE

**LIVING ROOM
CONSERVATORY
KITCHEN
BEDROOM
SHOWER ROOM**

**SPACIOUS GARDEN GROUNDS
DOUBLE GLAZING
GAS CENTRAL HEATING
ALARMED
DOUBLE GARAGE
AMPLE PARKING**

**VIEWING – TELEPHONE GSB
PROPERTIES 01620 825368**

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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ESPC
espc.com

General Description

This detached 3 bedroom bungalow with separate granny annex enjoys peaceful and spacious living within a popular residential location. Ample garden grounds surround the property with an enviable woodland backdrop. The main living area is designed not only for relaxing but for entertaining with an open plan layout and there are three good sized bedrooms. The annexe or granny flat is a useful addition and would be ideal for a family member looking for their own private living accommodation or as a potential rental income. This area can be accessed from both the main house or through the garage.

Early viewing is highly recommended as these properties are rarely available on the open market.

Accommodation

ENTRANCE VESTIBULE

Front door opens into the Entrance Vestibule which in turn leads to the inner hallway via glazed door. Cloak cupboard, fitted carpet and coving to ceiling.

HALL

The hallway leads to the lounge, kitchen, shower room, bedrooms and annex. Fitted carpet with coving to the ceiling.

LOUNGE 6.07m x 4.62m (19'11 x 15'01)

A bright and spacious room which is open plan with the Dining room via a feature archway. Sliding patio doors to the conservatory with large picture window to the front aspect enjoying private views

of the garden. Fitted carpet, open fireplace and coving to the ceiling.

DINING ROOM 3.75m x 3.21m (12'03 x 10'06)

Good sized dining area with full length wide window to the rear aspect of the property. Coving to the ceiling with fitted carpet and door giving direct access to the kitchen.

CONSERVATORY 4.89m x 2.58m (16'00 x 8'05)

Spacious addition to the property which enjoys views of the garden and to the woods beyond.

KITCHEN 4.30m x 2.58m (14'01 x 8'05)

Fitted with a range of wall and base level units with work surface over and incorporating a 5 ring hob, double oven, fridge and sink unit with drainer. Window to the rear aspect, spotlights to the ceiling and pantry cupboard.

UTILITY ROOM

With work surface and space for additional appliances, window to the rear and fitted carpet.

MASTER BEDROOM

4.21m x 3.79m (13'10 x 12'05)
Spacious master bedroom with open outlook to the front aspect. Double wardrobe, fitted carpet and coving to the ceiling.

EN-SUITE BATHROOM

Fitted with a three piece suite comprising of low level w/c, wash hand basin and panel bath. Frosted window to the front aspect and tiled walls to dado level.

BEDROOM 2 3.85m x 2.40m (12'07 x 9'06)

Double bedroom with fitted wardrobe, carpet and window to front.

BEDROOM 3 2.60m x 2.31m (8'10 x 8'06)

The third bedroom again could hold a double bed, or a large office area. Fitted carpet and window to rear garden.

SHOWER ROOM

Fitted with a three piece suite comprising of low level w/c, wash hand basin set in vanity unit and shower cubicle. Extractor fan.

ANNEXE – The annexe or granny flat allows good sized accommodation for a single person.

LOUNGE 4.31m x 4.29m (14'01 x 14'01)

CONSERVATORY 3.57m x 2.11m (11'08 x 6'11)

KITCHEN 2.49m x 1.81m (8'02 x 5'11)

BEDROOM 3.64m x 2.38m (11'11 x 7'09)

SHOWER ROOM

GARDENS

The property enjoys fantastic garden grounds surrounding the property on all sides. The garden is well suited to keen gardeners with a range of flowers, shrubs, lawn areas and ponds. To the rear the peaceful setting of woodlands provides an ideal spot to enjoy the summer months.

GARAGE & PARKING

A large integral double garage with cupboard housing boiler. To the front and side aspect there is space for several additional vehicles.

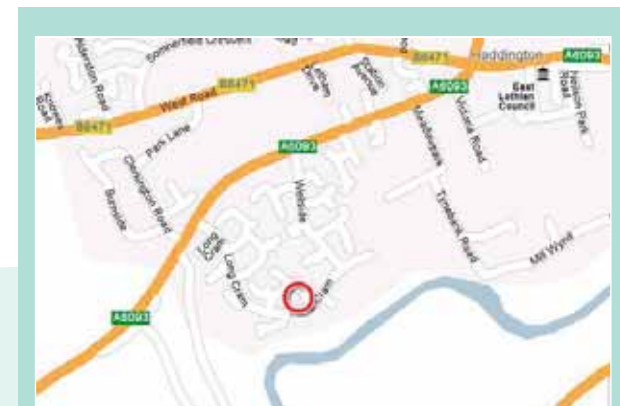
EXTRAS

All floor and light fittings.

COUNCIL TAX BAND - G



35 LONG CRAM, HADDINGTON
Measurements are approximate. Ask to see. Restrictive covenants may apply. Plans and drawings subject to change.



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