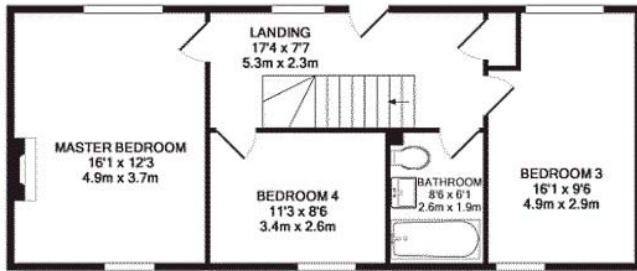




GROUND FLOOR
APPROX. FLOOR
AREA 964 SQ. FT.
(89.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 527 SQ. FT.
(48.2 SQ. M.)



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:

18 HARDGATE HADDINGTON

EAST LOTHIAN EH41 3JS

TEL: 01620 825368

FAX: 01620 824671

LP | Haddington

DX 540733 Haddington



GARVALD
5 GARVALD MAINS
EH41 4LP







GARVALD
5 GARVALD MAINS
EH41 4LP

**SUPERB TRADITIONAL DETACHED HOME,
EXTENDED TO OFFER EXCELLENT FAMILY
ACCOMMODATION IN THIS STUNNING SEMI-
RURAL LOCATION.**

**LARGE ENTRANCE VESTIBULE
HALL**

OCTAGONAL LOUNGE

DINING KITCHEN

SHOWER ROOM

GUEST BEDROOM

UPPER LANDING

MASTER BEDROOM

TWO FURTHER BEDROOMS

FAMILY BATHROOM

CENTRAL HEATING

DOUBLE GLAZING

STUNNING VIEWS

GENEROUS GARDENS AND PARKING

VIEWING:

TELEPHONE

GSB PROPERTIES 01620 825368

OR OWNER ON 07968 352243



Garvald Mains is a small row of properties enjoying a semi-rural location on the outskirts of the village of Garvald, a charming village lying approximately 6 miles to the south east of Haddington and approximately 4 miles from Gifford. East Lothian's beautiful countryside is on the doorstep with the Lammermuir Hills and fine coastlines all easily accessible. Good shopping and recreational facilities are available in the county town of Haddington where there is a wide variety of shopping amenities, including a large Tesco Superstore and good leisure and recreational facilities including a modern swimming pool/leisure centre, 18-hole golf course and numerous sports and social clubs. The A1 provides good road links to Edinburgh and the city bypass also provides ready access to the airport and motorway network leading north and west. There is a regular bus service from Haddington to Edinburgh.

The property offers beautifully proportioned family accommodation over two levels. On the ground floor there is a large entrance vestibule leading to the entrance hall. A particularly spacious dining kitchen, with units and work surfaces made from reclaimed wood, leads through to a recently added octagonal lounge with impressive fire surround and log burner, surrounded by windows to make the most of the view. On the ground floor there is also a large double bedroom and a shower room.

Both the entrance hall and the lounge have doors to the rear garden. On the upper floor is a large master bedroom, two further bedrooms and a lovely family bathroom. There is also a door leading to the rear where an external staircase provides access down to the garden.

The property has central heating, supported by energy efficient wood pellets providing a carbon neutral heating system with a log burner in the lounge. The gas hob utilises bottled gas and there are storage facilities for this. The external doors and timber double glazed windows throughout the property are presently undergoing replacement or refurbishment as required, at the expense of the current owner.

The property offers excellent family accommodation in stunning surroundings and early viewing is essential.

ACCOMMODATION

ENTRANCE VESTIBULE

This is a spacious entrance vestibule with a part glazed door and window panel. Sanded floor, central heating radiator and storage cupboard.

ENTRANCE HALL

The hall has a window and a door to the rear, sanded flooring, a staircase with carpet runner and an understairs storage cupboard.

DINING KITCHEN

An attractive and spacious dining kitchen with a good range of fitted base and wall units, with complementary work surfaces, all made from reclaimed wood. There is a Belfast sink with mixer tap, windows to the front and rear and a central heating radiator. Ample space for dining table and chairs. Double doors to lounge with access to storage cupboard. The cooker, washing machine, fridge and freezer are all included in the sale.

LOUNGE

A beautiful, recently added octagonal lounge (architect designed), surrounded by windows and with two velux roof windows making it a particularly light and spacious wooden panelled room from which to enjoy the views and the garden. There is an impressive fire surround with a log burner, in addition to a central heating radiator, fitted book shelves and sanded flooring.

SHOWER ROOM

The shower room has a three piece white suite with chrome heated towel rail and sanded flooring.

BEDROOM 2

This is a lovely spacious double bedroom with windows to both the

front and rear of the property. Fitted carpet and central heating radiator.

UPPER LANDING

The upper landing has a window and a door to the rear of the property, providing access to an external staircase leading down to the garden. Fitted carpet and airing cupboard.

MASTER BEDROOM

This large master bedroom has windows to both the front and rear of the property, fitted carpet, a central heating radiator and a fire surround.

BEDROOM 3

The third double bedroom also has windows to the front and rear of the property, fitted carpet and a central heating radiator.

BEDROOM 4

The fourth bedroom is situated to the front of the property with a double glazed window unit. Fitted carpet, central heating radiator and access to the attic.

BATHROOM

An attractive family bathroom with a three piece period style white suite with shower mixer attachment to the bath taps. Sanded flooring, central heating radiator/towel rail, wooden panelling to dado height and velux window unit.

EXTRAS

All carpets and floor coverings, cooker, washing machine, fridge and freezer.

GARDENS

The property has generous private gardens with mature trees and lawn. The wood pellet hopper for the central heating system is discretely situated in the garden. An external cupboard that stores the bottled gas for the cooker hob is accessed from the drive. There is a good sized parking area to the front. The house is situated in beautiful countryside with views over East Lothian to the front and the Lammermuir Hills to the back.

COUNCIL TAX BAND - E

DIRECTIONS

When travelling from Haddington on the B6369, after approximately 1.5 miles take a right turn signposted Morham opposite the post-box. After approximately 1.4 miles follow the road round to the right (by the three green sheds). After 1.5 miles turn left then first right to Garvald village. Just before entering the village of Garvald take a right turn signposted Carfrae. Approximately 400m down the road take the left up to Garvald Mains. Continue up past the farmhouse and No 5 is the last house on your right. Satellite navigation does not work for this location.

