



DIRLETON  
MAIN ROAD  
ROCKERY COTTAGE

**OFFERS AROUND £140,000**



 **GSB PROPERTIES**  
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# DIRLETON MAIN ROAD ROCKERY COTTAGE

**OFFERS AROUND £140,000**

**ATTRACTIVE, 19TH CENTURY  
LISTED TERRACED COTTAGE  
WITH LARGE PRODUCTIVE  
GARDEN  
IN NEED OF FULL  
MODERNISATION AND  
UPGRADING  
PICTURESQUE CONSERVATION  
VILLAGE**

**ENTRANCE HALL  
LIVINGROOM/KITCHEN  
DOUBLE BEDROOM  
SHOWER ROOM  
UTILITY/BOX ROOM  
SOLID FUEL HEATING  
ENCLOSED FRONT GARDEN  
AND LARGE GARDENS TO BACK  
OUTHOUSES**

**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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## General Description

Dirleton is a lovely, picturesque Conservation village centred on a traditional village green which is dominated by the 17th Century Dirleton Castle. Within the village there is a local shop/post office catering for everyday requirements, a good Primary School, church, pub and an excellent restaurant/hotel. North Berwick is close by and provides an excellent shopping centre and a wide range of leisure and recreational facilities. The village is surrounded by typically beautiful East Lothian countryside and its fine coastline, including Yellowcraig Beach, is virtually on the doorstep. All around are East Lothian's many and varied golf courses including the championship courses at Gullane and North Berwick and the Archerfield facilities in Dirleton itself.

For those commuting into Edinburgh, the journey by car is both fast and easy and there are regular train services from nearby Drem or North Berwick stations, both of which have 'Park and Ride' facilities.

Built in the 1860's, Rockery Cottage is a listed Victorian terraced cottage that enjoys a quiet, yet prominent position within the village. This attractive one bedroom cottage which will require full modernisation and upgrading, still retains much of its character and charm and retains some of its original features such as heavy panelled doors and fireplaces. An additional and very pleasing feature of the property is that there is a mature and very productive garden (198ft in length) to the back with outhouses. In brief, the accommodation comprises entrance hall, living room and kitchen with open fireplace, double bedroom, shower room, utility/box room.

With its wonderful location, Rockery Cottage is a lovely little cottage with superb potential, subject to the usual planning permissions of course. Viewing is highly recommended.

## Accommodation

### ENTRANCE HALL

A solid timber front door opens into a traditional hallway which gives access to all the rooms in the property. Hatch to attic space above and door leading out to the rear gardens.

### LIVING ROOM AND KITCHEN

**4.93m x 4.79m (16'1" x 15'8")**

Bright and well proportioned living room and kitchen with dual aspects over the front and back gardens. The L shaped kitchen area includes a range of base and wall mounted units with worktops and is fitted with a Belfast sink unit. Open fireplace with its original surround also houses a back boiler which provides hot water in the winter months. There is also an immersion heater which acts as a back up for hot water in the summer months. Press cupboard, TV and telephone connection points.

### BEDROOM 4.75m x 2.99m (15'7" x 9'10")

Good sized double bedroom also to the front of the property and with the original open fireplace and surround. Press cupboard and door to the utility/box room.

### UTILITY/BOX ROOM

**2.76m x 1.85m (9' x 6'1") approx**

Has a small window to the back and there is plumbing installed for a washing machine.

### SHOWER ROOM 1.89m x 1.3m (6'2" x 3'4")

Fitted with a traditional wash hand basin, WC and fully tiled shower recess. Glazed window, tiled surround to walls and ceramic floor.

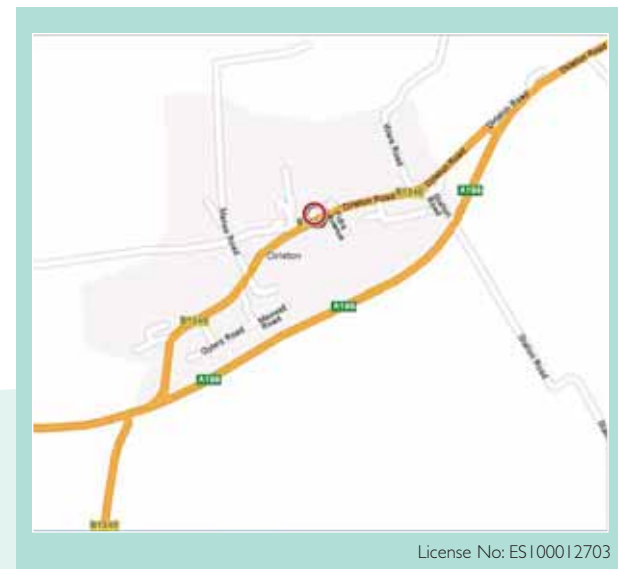
### GARDENS

This is really one of the main selling features of the property as the gardens are quite secluded and well stocked with many mature plants, shrubs, trees and fruiting trees and vegetable plots - ideal for keen gardeners. The front garden is enclosed by a mature hedge with gravelled beds on either side. The enclosed back garden extends to 60.345m (198 ft) and is a very productive, mainly vegetable plot which has been split into three separate sections. The garden includes areas of lawn, vegetable plots, a small orchard, storage and compost areas and a caged area which is ideal for soft fruits or perfect for chickens. Outhouses.

**COUNCIL TAX BAND - B**



Measurements are approximate. Not to scale. Illustrative purposes only.  
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