

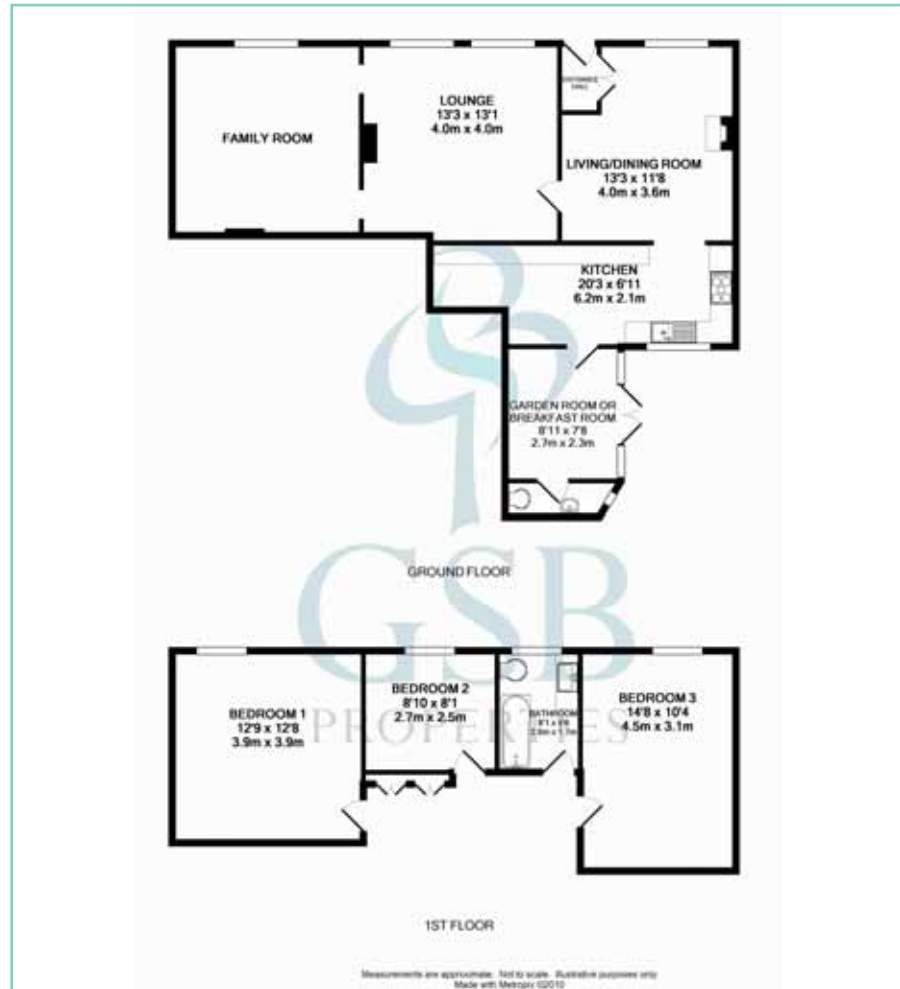
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HOUSE SALES

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.



GSB PROPERTIES

OFFERS TO:

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GIFFORD
MAIN STREET
'STONEWELL'

OFFERS AROUND £365,000

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MAIN STREET
'STONEWELL'**

OFFERS AROUND £365,000

**SUBSTANTIAL
STONE-BUILT TERRACED
HOUSE OF GREAT
CHARACTER**

**DESIRABLE CONSERVATION
VILLAGE GREATLY IMPROVED
AND MODERNISED**

**ENTRANCE VESTIBULE
SITTING/DINING ROOM
LIVING ROOM
FAMILY ROOM/STUDY
FITTED KITCHEN
GARDEN/BREAKFAST ROOM
CLOAKROOM
3 DOUBLE BEDROOMS
BATHROOM
SHELTERED COURTYARD
GARDEN
PART DOUBLE GLAZING
WHITE METER ELECTRIC
CENTRAL HEATING**

**MORTGAGE FINANCE
AVAILABLE SUBJECT
TO STATUS**

**VIEWING:
TELEPHONE OWNER
ON 07876228576 OR
GSB PROPERTIES
01620 825368**

General Description

Gifford is a particularly attractive Conservation village surrounded by typically beautiful East Lothian countryside close to the Lammermuir Hills and also within reach of the coastline with its many sandy beaches, picturesque harbours and famous links golf courses. Within the village local shops cater for everyday requirements and there is an excellent primary school, bowling club, two well known hotels and a first class nine-hole golf course. A further eighteen-hole golf course is located nearby. Additional comprehensive shopping, recreational facilities and secondary schooling are available in Haddington, some four miles away.

The village also lies approximately 20 miles southeast of Edinburgh and within comfortable commuting distance of the City Centre while the City Bypass provides ready access to the airport and motorway network.

Built in the late 1800 and originally the Old village Bakery and Post office, Stonewell is an attractive and interesting stone-built terraced house which still retains much of its character with its generously proportioned rooms, interesting archways, wood panelled surrounds and original fireplaces. In addition and as a great feature in the study/family room is the original wall of the old bakery that retains the cast iron oven. In recent months Stonewell has been greatly modernised to successfully combine traditional building techniques with contemporary design and immaculate finishes. The improvements include all exterior and interior paintwork, roof repairs, damp proof course, corniced ceilings, beautiful hardwood flooring, quality carpeting, the restoration of all the fireplaces with wood burning stove and a feature stove, a fully integrated kitchen with large range cooker and integrated appliances and a new bathroom. It also includes ample power outlets, TV and telephone connection points throughout and is an easily and economically run home with mostly double-glazed sash and case windows in keeping with the style and look of the house and White meter electric central heating. Outside there is an enclosed, mature courtyard garden to the back.

This is a most attractive, traditional family home in pristine walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE VESTIBULE

A solid timber front door leads into the vestibule which in turn gives access through twin glazed doors to the Sitting/dining room. Coir carpeting.



attractive tiling over the worktops. It incorporates a stainless steel 1 1/2 stainless steel sink unit with mixer tap and large Cuisine Master range cooker with stainless steel back splash and wide canopy extractor hood. Integrated dishwasher, washer/dryer, fridge/freezer and wine cooler. TV connection point and tile effect vinyl floor.

GARDEN/BREAKFAST ROOM 3.62m x 2.27m (11'10" x 7'5")

A super extension to the kitchen featuring a full glazed wall with French doors opening to the garden. TV connection point, laminate wood floor and door to the cloakroom.

CLOAKROOM

Useful downstairs toilet fitted with a white wash hand basin and WC. Small window and tile effect vinyl floor.

STAIRS AND LANDING

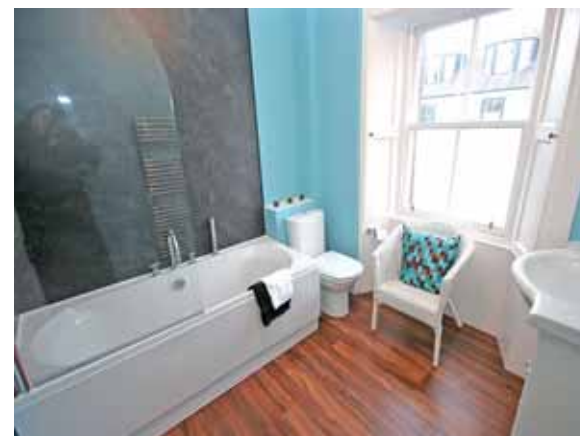
A straight staircase leads up to a galley-style landing and in turn to the bedrooms and bathroom. Natural light is provided to this area by a Velux window set in the roof space and two built-in fitted cupboards offering excellent storage space. Hatch with Ramsey ladder to part floored attic space above. Fitted carpet.

BEDROOM 1 4.35m x 4.01m (14'3" x 13'1")

Generously proportioned main bedroom with window overlooking the front of the property. Fitted carpet, TV and telephone connection points.

BEDROOM 2 4.78m x 2.84m (15'8" x 9'3")

Another spacious double bedroom also to the front. Fitted carpet and TV connection point.



SITTING / DINING ROOM 5.02m x 4.01m (18'11" x 13'1")

Flexible and comfortable, giving access to all the rooms on the ground floor and stairs to the upper floor accommodation. Window to the front with built-in utility cupboard, recessed display/alcove and storage cupboard. Feature fireplace with light oak mantle, flag stone hearth and with fitted wood burning stove. Telephone connection point and solid oak wood flooring.

LOUNGE 4.78m x 4.27m (15'8" x 14')

With its unusual open archways leading through to the adjoining room, this bright and beautifully proportioned living area has wide front windows with built-in window seat and a custom built timber mantle with slate inlay and hearth fitted with a feature electric stove. TV and telephone connection points and fitted carpet.

FAMILY ROOM/STUDY 4.35m x 4.11m (14'3" x 13'6")

Another bright and spacious room offering great flexibility, with two windows also to the front, a display alcove and feature stucco wall with the original bakery oven. Fitted carpet.

KITCHEN 5.25m x 2.86m (17'2" x 9'4")

With a window having pleasant open outlooks to the garden and a glazed door opening to the garden room, the kitchen is beautifully fitted with a range of modern oak base and wall mounted units with

BEDROOM 3 3.44m x 2.74m (11'3" x 9')

Smaller double bedroom also with pleasant open outlooks to the front, open display recess, fitted carpet and TV and telephone connection points.

BATHROOM 2.38m x 2.38 (7'9" x 7'9")

Fitted with a modern white suite comprising WC, built-in wash hand basin set in a vanity unit and large soaking tub with hand mixer tap/shower attachment and mains Mira shower with glass screen over. Black slate effect wall panel over the bath, chrome ladder-style radiator/towel rail, glazed window, mirror/wall light and laminate wood flooring.

GARDEN

Offering excellent privacy and seclusion, this lovely courtyard garden is well established with many mature plants, shrubs and trees and is a wonderful sun trap most times of the year. This easily managed and sheltered area also includes a central water feature, external tap, tool store and small shed.

COUNCIL TAX BAND – F