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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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**STENTON  
WHITE BRIAR COTTAGE  
MAIN STREET**

**OFFERS OVER £225,000**



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WHITE BRIAR COTTAGE  
MAIN STREET**

**OFFERS OVER £225,000**

**LOVELY STONE BUILT  
SEMI-DETACHED COTTAGE ON TWO  
FLOORS WITH SOUTH FACING  
TERRACED GARDEN  
GREAT CHARM AND CHARACTER  
PICTURESQUE CONSERVATION  
VILLAGE**

**ENTRANCE  
SITTING ROOM  
KITCHEN/BREAKFAST ROOM  
STUDY/DINING ROOM  
2 BEDROOMS  
ATTIC/STUDIO ROOM  
BATHROOM  
MATURE GARDEN  
STONE OUTBUILDING/WORKSHOP  
WHITE METER ELECTRIC HEATING  
MULTI FUEL STOVES**

**General Description**

Stenton is a particularly attractive and picturesque conservation village situated in the foothills of the Lammermuirs. Amenities within the village include an excellent primary school and the renowned Stenton Gallery, while close by Pressmennan woods provide some delightful walks along forest trails and around the lake. The nearest facilities are available in East Linton where there are good local shops catering for everyday requirements and several pubs/restaurants. More comprehensive shopping and recreational facilities are available at either Dunbar or Haddington. The village is surrounded by typically beautiful East Lothian countryside with both the Lammermuir Hills to the south and the fine coastline to the north being within easy reach. Edinburgh city centre is also within comfortable commuting distance by car or by train from nearby Dunbar station, which has park and ride facilities.

White Briar Cottage offers comfortable and modern living accommodation yet retains many fine original features such as internal pine doors, recessed windows and stone fireplaces. In recent years it has also been improved and upgraded to include a new refitted kitchen with solid wood units and granite worktops, bathroom and flooring. In addition, there is planning permission in place to install a new front door, Velux window and re-roofing to the stone outbuilding at the back.

This very attractive country home comprises on the ground floor entrance hall with open plan kitchen/breakfast room, study/dining room and large sitting room with French doors to the rear garden while upstairs there are two bedrooms, bathroom and a fixed staircase to a fully finished attic/studio room. The property has been well maintained, is in good decorative order and has the benefit of white meter economy heating in addition to multi fuel stoves in the sitting room and study. It also has ample power outlets, TV and telephone connection points throughout. Outside, there is a large, mature south facing terraced garden which backs onto open fields and a stone built workshop/outbuilding.

White Briar Cottage is an interesting, very pleasing and comfortable family home in a lovely setting. Early viewing is highly recommended.

**Accommodation**

**ENTRANCE HALL**

A part glazed front door opens to a partially open plan hallway leading directly into the kitchen. Built-in storage cupboard and laminate vinyl floor.

**KITCHEN/BREAKFAST ROOM 4.75m x 3.22m (15'7" x 10'6")**

With a deep recessed window to the front and two further windows and door opening to the rear garden, this lovely rustic country kitchen is beautifully fitted with a range of solid wood base and wall mounted units with modern tiling over granite worktops. It incorporates a Belfast sink unit with mixer tap with plumbing for a washing machine and dishwasher, large



**BEDROOM 1 4.24m x 2.95m (14' x 9'8")**

Double bedroom with window overlooking the front of the property, built-in cupboard with hanging and shelf space and open shelved press cupboard. Exposed floorboards which have been sanded and varnished.

**BEDROOM 2 3.13m x 2.85m (10'4" x 9')**

Double bedroom also to the front with open storage cupboard and fitted carpet.

**BATHROOM 2.46m x 1.49m (8'1" x 4'10")**

Fitted with a modern white wash hand basin, WC and bath with electric shower unit and glass screen over. Part tiling to walls, glazed window and ceramic tiling floor.

**ATTIC/STUDIO 6.02m x 3.49m (19'10" x 12'8") overall**

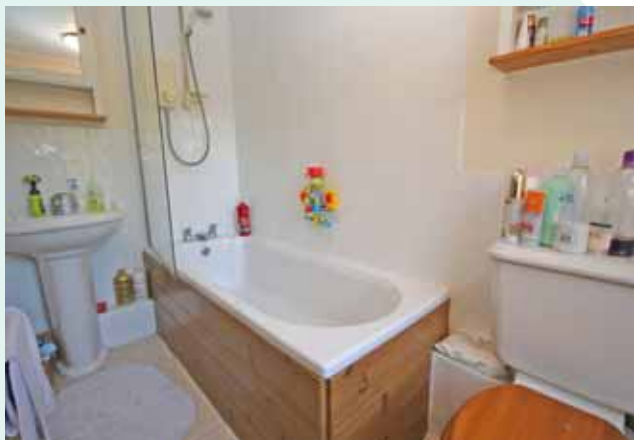
A fixed wooden staircase leads up to a large floored and finished attic room. There is a Velux rooflight over the staircase with open shelving and a large Velux window set in the roof space which provides superb views over the garden and countryside beyond. Fitted carpet, electric panel heating, power and light.

**NOTE:**

Prospective purchasers should note that the attic/studio room and its access do not comply with current building regulations and that the property is being sold as it is.

**GARDEN**

To the rear of the property there is a large south facing terraced garden enclosed by mature trees and shrubs, stone walls and fencing and there is a side access gate to the front. At lower level there is patio/sitting areas adjacent to the house and also to the side which provide wonderful,



electric range cooker, canopy extractor hood and integrated dishwasher and fridge/freezer. Built-in storage cupboard under the front window and laminate vinyl floor.

**STUDY/DINING ROOM 4.21m x 2.13m (13'10" x 7')**

Partially open plan to the kitchen and providing access to the stairs and upper floor accommodation, this room offers great flexibility and is ideal as a home office/study or indeed dining room. Deep recessed window to the front and original stone fireplace with small multi fuel stove. Laminate vinyl floor and telephone connection point.

**SITTING ROOM 5.38m x 4.75m (17'7" x 15'7")**

A comfortable and spacious living room with recessed window to the front, beamed ceiling and French doors opening to the rear garden. A central focal feature to the room also includes a large stone fireplace fitted with a multi fuel burning stove. Fitted carpet, wall lights and TV connection point. There is also planning permission in place to install a stable style door to the front of the property.

**STAIRS AND LANDING**

A window offers natural light to the stairs and a feature "balconette" at landing level provides lovely open views over the garden and countryside beyond. Fitted carpet to stairs and landing.

sheltered sun traps during the summer months. Raised rockery beds, pathways and steps lead up to another two levels. The first level is laid mainly to lawn with well stocked flower and shrub borders and fruit trees and at top level there is an archway and trellis to a further patio/sitting area with stone wall boundary to open fields.

**WORKSHOP**

To the side of the garden is a detached stone outbuilding/workshop with light and power and there are a further two garden sheds positioned within the garden for additional storage. Note: There is also planning permission in place to re-roof the outbuilding with slate tiles and install a Velux window.

**EXTRAS**

Included in the sale are all fitted carpets, light fittings, range cooker, cooker hood, fridge/freezer and dishwasher. Garden sheds.

**NOTE:**

The cabinets in the sitting room, which were custom built for the room are offered under separate negotiation.

**COUNCIL TAX BAND: E**

**VIEWING: DIRECT CONTACT**

**01368 850329 or TELEPHONE**

**GSB PROPERTIES 01620 825368**