



GSB PROPERTIES

OFFERS TO:

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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.



GIFFORD
'ASHLEA'
5 DUNS ROAD

FIXED PRICE £112,000

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**LOVELY MAIN DOOR COTTAGE
FLAT**

**IDEAL CENTRAL LOCATION IN
DESIRABLE CONSERVATION
VILLAGE**

**ENTRANCE HALL
SITTING ROOM WITH MULTI
FUEL STOVE**

FITTED KITCHEN

SUN ROOM/DINING ROOM

DOUBLE BEDROOM

BATHROOM

GOOD STORAGE SPACE

**ENCLOSED REAR COURTYARD
GARDEN**

**WHITE METER/ELECTRIC
HEATING**

PART DOUBLE GLAZING

General Description

The delightful conservation village of Gifford lies in the heart of East Lothian, yet it is within comfortable commuting distance from Edinburgh's city centre and the city bypass provides fast access to the airport and motorway network leading North and West. Local amenities within the village include an excellent Primary school, Post office, small supermarket, a bowling club, two fine golf courses and the well known Tweeddale Arms and Goblin Ha' hotels/restaurants. More comprehensive shopping facilities are available at Haddington, the county town and here there is additional shopping facilities and a wide range of leisure and recreational facilities. East Lothian's beautiful countryside, Lammernuir Hills and fine coastline are also easily accessible.

Ashlea is a stone-built main door lower villa flat which is virtually on the doorstep to the village shops, schools and church – its location couldn't be more convenient. This charming cottage property offers versatile, well-proportioned living accommodation, it has been well maintained, is in good decorative order throughout and comprises entrance hall, sitting room, kitchen with a lovely sun room/dining off, spacious double bedroom and bathroom. It also benefits from white meter/electric heating and there is part double-glazing. Outside, there is a small but well-stocked and private courtyard garden to the rear. In addition, the roof and chimney (which is a shared responsibility) is in good condition as it has recently been inspected and repairs carried out as necessary.

This is a small but beautifully formed home with great charm and character in a superb location. Ideal for first time buyers, those seeking to downsize or requiring ground floor living accommodation – set at a very realistic fixed price, early viewing is highly recommended.



KITCHEN 3.83m x 1.64m (14'3" x 5'4")

With a deep recessed window overlooking the rear garden, the galley-style kitchen is well fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit and with plumbing for a washing machine, electric cooker and extractor hood. Display shelved alcove and open walkway leading to the sun/dining room. Vinyl floor.

SUN ROOM/DINING ROOM

3.71m x 3.59m (12'2" x 11'9")

A lovely "all-year round" addition, traditionally built in keeping with the style of the building with low level stone walls, double-glazed window surrounds and Pantile roof. Stable door opening to the rear garden. Fitted carpet (although there is quarry tiled flooring underneath) and wall mounted electric heater. Small hatch to overhead storage space.

BEDROOM 4.29m x 3.81m (13'2" x 12'6")

Comfortable double bedroom also with two deep recessed windows to the front of the property. Open shelved/display recess and two built-in fitted wardrobes. Fitted carpet.

BATHROOM

2.46m x 1.40m (8'1" x 4'7") excluding alcove
Interestingly shaped bathroom with a deep recessed small and large window to the back and fitted with



Accommodation

ENTRANCE HALL

2.84m x 1.57m (9'2" x 5'1")

A solid timber front door opens into the hallway which in turn gives access to the sitting room, bedroom and bathroom. Built-in storage cupboard and fitted carpet.

SITTING ROOM

4.29m x 3.50m (14'1" x 11'5")

A most comfortable and well-proportioned room with two deep set windows overlooking the front of the property and door leading to the kitchen. An attractive central feature to the room is the multi fuel 'Morse' stove which provides additional warmth and heating to the house. Fitted carpet, TV and telephone connection points.

a traditional white suite which comprises of a built-in wash hand basin with cupboard space underneath, WC set in a deep alcove and bath with electric shower unit over. Built-in storage cupboard, tiled surround and fitted carpet.

GARDEN

A side access gate opens to The Wynd and which entry is also shared by the above flat. The small, yet enclosed and private courtyard garden to the back offers a pleasant outlook from the sun room and is well-stocked with many mature shrubs and climbing plants and is a wonderful sun trap at all times of year.

EXTRAS

Included in the sale are all fitted carpets, blinds, curtains, the stove in the lounge, hood, washing machine and fridge. Small outside stores shed and water trough/pond.

COUNCIL TAX BAND: C

VIEWING:

TELEPHONE

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