



**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.

**MORTGAGES**

GSB Properties also provide full independent mortgage help and advice – independent means not being tied to any one Lender or Insurance Company and, therefore, being able to obtain the very best offers for our clients.

- 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  
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BY DUNBAR  
 INNERWICK  
 7 Hunters Steading

**OFFERS OVER £175,000**

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INNERWICK  
7 HUNTERS STEADING**

**OFFERS OVER £175,000**

**ATTRACTIVE TERRACED  
COTTAGE FORMING PART OF  
RECENTLY DEVELOPED  
STEADING CONVERSION**

**BEAUTIFUL COUNTRYSIDE  
SETTING**

**ENTRANCE HALL  
LOUNGE/DINING ROOM  
INTEGRATED KITCHEN  
2 DOUBLE BEDROOMS  
BATHROOM WITH SHOWER  
LPG CENTRAL HEATING  
DOUBLE GLAZING  
DEDICATED PARKING SPACE  
COURTYARDS AND GROUNDS  
NEW FLOORCOVERINGS**

**General Description**

Innerwick is a charming conservation village pleasantly located in the foothills of Lammermoors approximately one mile from the A1 trunk road and within comfortable commuting distance of Edinburgh either by car or by train from local station in Dunbar. Within the village there is a Primary School and church while Dunbar, which is five miles away, has a good shopping centre, secondary schooling and a wide range of leisure and recreational facilities. These include a leisure pool, sports centre, two fine links golf courses, a sailing club based on the picturesque harbour and numerous sports and social clubs. East Lothian's beautiful countryside and fine coastline are virtually on the doorstep.

Hunters Steading is located close to the village of Innerwick and from its elevated position enjoys splendid views over the surrounding countryside and to the sea. The steading community is grade 'A' listed with which architects have worked with great sensitivity and imagination to create seventeen highly individual homes – the buildings with their local red Dunbar sand stone and slated roofs having been restored to their former glory. Most of the properties are centered around two attractive, pedestrianised courtyards with the car parking areas being located on the periphery of the site.

No. 7 Hunter Steading is a most attractive terraced cottage which enjoys a sheltered and quite enviable position within the development. The property offers spacious, ground floor living accommodation with a flexible layout and includes high quality features such as modern chrome fittings and fixtures, external and internal doors which are of solid wood with stainless steel ironmongery, recessed lighting, coved ceilings, attractive tiling to the kitchen and bathroom and a feature gas fire in the lounge. It also includes double glazed window units which are of a natural dyed timber; full LP gas central heating and there are ample power outlets, TV and telephone connection points throughout. Additional extras include a fully integrated kitchen, bathroom with shower, solid oak wood flooring in the hall, fitted carpets and vinyl flooring. Outside there is a shared and quite sheltered courtyard garden area to the front and a large landscaped car parking area available to residents and guests at the back. One dedicated parking space is allocated to the house.

This is a superb home in a wonderful countryside setting ideally situated for the professional couple, retirees or those seeking one level living accommodation.



**KITCHEN 3.99m x 2.83m (13'1" x 9'3")**

With a deep recessed window, the kitchen is beautifully fitted with a range of white "country-style" base and wall mounted units with attractive mosaic tiling over the worktops. It incorporates a circular stainless steel sink unit and drainer and with plumbing for both a washing machine and dishwasher. Built-in gas hob, electric oven and canopy extractor hood. Integrated appliances include the dishwasher, washing machine and fridge/freezer. Extractor fan and vinyl flooring.

**BEDROOM 1 4.06m x 3.46m (13'3" x 11'4")**

A comfortable double bedroom with a deep recessed window overlooking the rear of the property. Built-in fitted wardrobe with hanging and shelf space and fitted carpet.

**BEDROOM 2 3.60m x 3.15m (11'9" x 10'4")**

Also overlooking the rear of the building and with a built-in fitted wardrobe and fitted carpet.



**VIEWING: TELEPHONE GSB**

**PROPERTIES 01620 825368**

**Accommodation**

**ENTRANCE HALL 6.48m x 1.67m (21'3" x 5'6")** Overall A solid panelled front door opens into the main hall which in turn gives access to all rooms in the property. An attractive feature of the hall is the double windows on either side of the front door which provide natural light to this area. There are two storage cupboards, one housing the electric meter and fuse box. Hatch to attic storage space above. Attractive light oak flooring.

**LOUNGE/DINING ROOM 5.83m x 4.09m (19'1" x 13'5")** A lovely bright and well-proportioned room with double windows overlooking the front courtyard. Attractive feature fireplace with limestone-style surround and hearth and fitted with a modern gas feature fire. Fitted carpet.

**BATHROOM 2.44m x 2.16m (8' x 7'1")**

Fitted with a modern white suite with a "Mira" shower fitting and glass screen door over the bath. Attractive chrome fittings and fixtures including a feature hand held shower/mixer tap and ceramic tiled surround. Large double frosted windows and chrome "ladder" style radiator/towel rail. Extractor fan and vinyl flooring.

