



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:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS
TEL: 01620 825368
FAX: 01620 824671



GARVALD
CAPPEL COTTAGE
OFFERS OVER £240,000



GARVALD CAPPEL COTTAGE

OFFERS OVER £240,000

**ATTRACTIVE, STONE-BUILT
COTTAGE
IN PICTURESQUE
CONSERVATION VILLAGE**

**GREATLY MODERNISED
AND IMPROVED TO HIGH
STANDARD**

**ENTRANCE HALL
CLOAKROOM
SITTING ROOM
OPEN-PLAN
KITCHEN/DINING/LIVING
2 DOUBLE BEDROOMS
BATHROOM
PART DOUBLE GLAZING
SOLID FUEL CENTRAL
HEATING
REAR COURTYARD GARDEN
GARAGE/WORKSHOP**

General Description

The picturesque Conservation Village of Garvald nestles in the foothills of the Lammermuir Hills, a beautiful and tranquil location and yet it is only approximately six miles from Haddington and the A1 dual carriageway, which provides fast access for commuters to Edinburgh City, its airport and the motorway network leading North and West. Nunraw Abbey is at Garvald, the Papan Water runs through the village and there is a fine old church. If you want more you will have to go to Gifford for local shops and two super nine-hole golf courses. Haddington is the County town for East Lothian and as such has an excellent shopping centre and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure complex, 18-hole golf course and numerous sports and social clubs.

Cappel Cottage is a stone built terraced cottage which enjoys a prominent position at the far end of the village. This lovely property which has been extended and modernised in recent years successfully combines traditional building techniques with contemporary design and immaculate finishes. It offers spacious living accommodation with a flexible layout and features include wall lighting, clear glass hardwood doors, beautiful solid oak flooring to the downstairs rooms, cast iron stoves, sash and case timber frame windows and French double glazed hardwood doors from the kitchen allowing access to the garden, modern bathroom and WC and a superb, country kitchen with integrated appliances. In addition it is an economically run home with solid fuel central heating, is in excellent decorative order and has ample power outlets, TV and telephone connection points throughout. In brief, the accommodation comprises on the ground floor entrance hall which is part open plan to the sitting room, cloakroom, spacious sitting room, bathroom and a lovely open-plan kitchen, dining and living room at the rear of the building while upstairs there are two double bedrooms. Outside there is a well stocked and sheltered courtyard garden to the back and attached garage/workshop to the side of the property.

Ideally suited to those seeking a permanent country home or ideal weekend retreat, Cappel Cottage is a lovely country cottage in pristine, walk-in condition. Early viewing is highly recommended.



KITCHEN/DINING AND LIVING ROOM 7.7m x 3.38m (25'8" x 11'2")

This superb open-plan kitchen and living area, again is a bright and sunny feature of the property with French doors opening out to the rear courtyard garden. It also has a cast iron, multi fuel stove with riven slate hearth and a large storage cupboard to one side. The Kitchen area has been beautifully fitted with a designer range (Howarth white) of wall and base level units with solid oak worktops and doors. It incorporates a Belfast sink with mixer tap, electric cooker, canopy extractor hood and integrated dishwasher and fridge/freezer. Part solid oak wood and tiled flooring. Door also giving access to the garage.

BATHROOM 2.40m x 1.85m (7'10" x 6'1")

Beautifully fitted with a modern white suite comprising of WC, wash hand basin and electric shower unit and glass screen over the bath. Attractive natural stone tiling to walls, Velux window, extractor fan, ladder-style chrome radiator and stone floor tiles. Useful built-in linen/storage cupboard.

STAIRS AND LANDING

Curved staircase leads to the bedrooms. Velux window set in the roof space provides natural light to the stairs and landing. Built-in cupboard with hanging space and fitted carpet.

BEDROOM 1 3.81m x 3.27m (12'5" x 10'7")

Comfortable double bedroom with two Velux windows set in the roof space. Built in cupboard with storage/hanging space, with laminate flooring.



VIEWING: TELEPHONE

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Accommodation

ENTRANCE HALL

A part glazed front door leads into a partially open plan hall which gives access to the cloakroom and sitting room. Extending wooden loft ladder leads to extensive floored attic storage. Solid oak wood flooring.

CLOAKROOM

Fitted with a modern white wash hand basin and WC. Useful built-in storage cupboard, extractor fan and vinyl floor.

SITTING ROOM 5.40m x 5.15m (17'9" x 16'11")

A bright and beautifully proportioned living room with two deep recessed windows to the front and twin windows overlooking the rear courtyard garden. Cast iron, multi fuel stove with riven slate hearth provides the focal point to the room. Built in shelved storage cupboards to either side of the fireplace provide storage space. There is also a further 'media' cupboard housing further electrical sockets and satellite TV cables. Solid oak wood flooring.

REAR HALL

Provides access to the garden, bathroom, kitchen/dining/living room and stairs to the upper floor accommodation. Deep utility cupboard also has plumbing for a washing machine. Solid oak wood flooring.

BEDROOM 2 3.42m x 3m (11'3" x 10')

Another double bedroom with window overlooking the rear garden. Extensive, purpose built-in cupboards and drawers to one side of the room. Fitted carpet.

GARDEN

To the rear of the property is a small, mature courtyard garden which offers excellent shelter and is a wonderful sun trap most times of the year. It has landscaped with large sandstone paving and includes raised beds which are well stocked with a variety of flowering shrubs and plants.

GARAGE 6.50m x 2.51m (21'4" x 8'5")

Attached to the cottage, the integral garage provides parking for a small car and there is also room for a workshop area at the rear. Worktop fitted with shelving. Double panelled wood doors to the front, and coal storage bunker. A loft hatch in the garage with an extendable wooden ladder leads to attic storage room with light.

EXTRAS

Included in the sale are all fitted carpets, floor coverings, light fittings, cooker, dishwasher, fridge and freezer.

COUNCIL TAX BAND

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