



License No: ES100012703



GROUND FLOOR

1ST FLOOR

7 EWEFORD COTTAGES, DUNBAR
Measurements are approximate. Not to scale. Illustrative purposes only.
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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

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DUNBAR
7 EWEFORD COTTAGES
EH42 1RF

GSB PROPERTIES
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk

DUNBAR LOCATION

7 EWEFORD COTTAGES

EH42 1RF

“C” LISTED SEMI-DETACHED COTTAGE SET IN RURAL STEADING DEVELOPMENT

ENTRANCE HALLWAY

LOUNGE

KITCHEN

SUN ROOM

BATHROOM

LANDING

2 DOUBLE BEDROOMS

PRIVATE REAR GARDEN

KALIREL ELECTRIC HEATING

VIEWING: TELEPHONE

GSB PROPERTIES

01620 825368

Eweford Cottages is located on the outskirts of Dunbar and Belhaven, close to the Belhaven Fruit Farm. Dunbar has an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, two fine links golf courses and numerous sports and social clubs. The town is within comfortable commuting distance of Edinburgh by road or by train from the local station.

DESCRIPTION

7 Eweford Cottage is a semi detached stone built cottage built in 1890, which offers spacious living accommodation with good sized garden grounds. Entered via the front door into a spacious hallway with the original wood floor. To the left hand side is the lounge which is a bright and warm room, with two windows to the front aspect and one to the rear; with extra insulation under floor. An open fireplace and new wooden floor completes this room. To the kitchen is fitted with a quality range of wall and base level units with work surface over and incorporating a 1 ½ stainless steel sink unit and drainer. From the kitchen is a small sun room added to the rear of the property with patio doors to the garden. Also on the ground floor is the bathroom fitted with a low level w/c, wash hand basin and panel bath with shower over. A staircase and landing leads to the first floor with two double bedrooms. The main bedroom has been fitted

with two storage cupboards and has windows to both front and rear. The second bedroom has a window to the side aspect.

To the rear aspect of the property the garden has been laid to lawn with a flower and shrub border surround. Stone chipped area, two garden sheds (one of which has power). To the front aspect of the property is a squared lawn which is communal to the owners of the steading development. It is noted that owners take it in turn to keep the grass cut of this area.

SPECIFICATION

Entrance hallway, Lounge 5.37m x 3.57m (17'08 x 11'08), Kitchen 3.33m x 3.24m (10'11 x 10'07), Sun Room 2.77m x 1.89m (9'01 x 6'02), Bathroom 2.16m x 1.77m (7'01 x 5'09), Landing, Bedroom 4.61m x 4.12m (15'01 x 13'06), Bedroom 3.32m x 3.23m (10'11 x 10'07)

SERVICES

Kalirel Electric Heating, Mains Water/Drainage, Electricity

ITEMS TO BE INCLUDED WITHIN PRICE

All floor coverings and light fittings, Kitchen appliances, Garden Sheds.

COUNCIL TAX BAND - C

