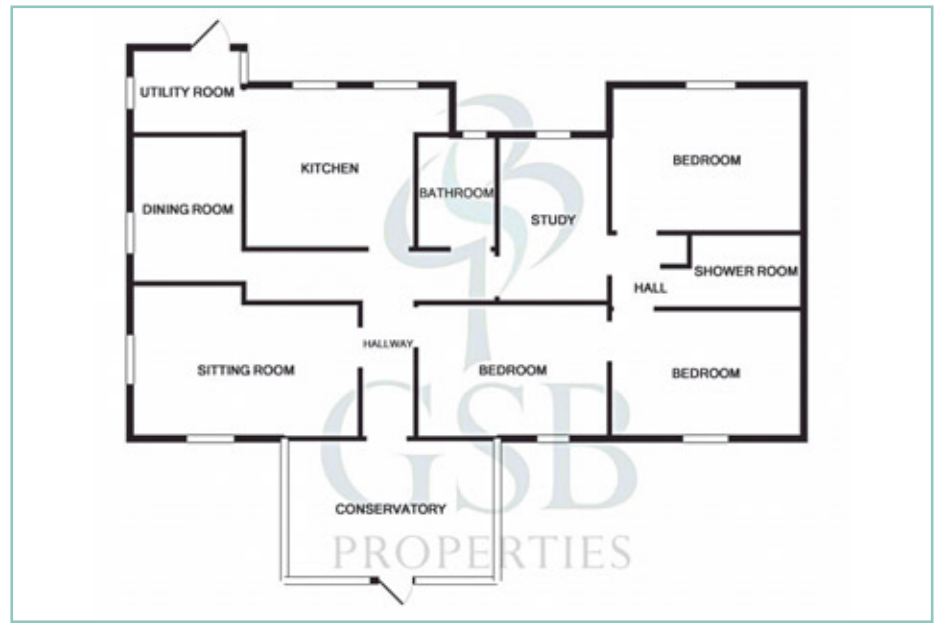




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HOUSE SALES

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:

18 HARDGATE HADDINGTON
 EAST LOTHIAN EH41 3JS
 TEL: 01620 825368 FAX: 01620 824671
 LP | Haddington DX 540733 Haddington



**BY HADDINGTON
 BEECHVIEW,
 LIBERTY HALL
 EH41 4HF**



BY HADDINGTON

BEECHVIEW,
LIBERTY HALL
EH41 4HF

**DETACHED BUNGALOW SITTING ON A ¾
ACRE PLOT WITH WONDERFUL GARDENS,
STABLING AND PADDOCKS IN A RURAL YET
HIGHLY ACCESSIBLE SETTING AT THE HEART
OF EAST LOTHIAN**

**IDEAL PROPERTY FOR SOMEONE LOOKING IN
THE EQUESTRIAN MARKET**

**SITTING ROOM
DINING ROOM
CONSERVATORY
KITCHEN
UTILITY ROOM
OFFICE/STUDY
BATHROOM
SHOWER ROOM
3 BEDROOMS**

**GARAGE WORKSHOP
SEPARATE SINGLE GARAGE
TIMBER BUILT DOUBLE STABLE WITH TACK
ROOM
3 ACRES OF PADDOCK
DOUBLE FIELD SHELTER
UPVC DOUBLE GLAZING
OIL CENTRAL HEATING
SOLAR PANEL**

TELEPHONE GSB PROPERTIES 01620 825368

LOCATION

Liberty Hall is a highly desirable community of smallholdings and private houses which enjoys a most secluded and tranquil rural setting surrounded by open fields and countryside, yet it is within easy commuting distance of the county town Haddington, and Scotland's capital Edinburgh.

DESCRIPTION

Beechview is a detached bungalow set on a ¾ acre plot with additional paddocks of approximately 3 acres. Built in approximately 1948, and extended in 1992, the property has only had two occupiers. Entering from the rear door into the Utility room, which leads into the kitchen. The kitchen has been fitted with a range of wall and base level units with hob, oven, dishwasher and fridge. The sitting room has a feature multi-fuel stove with windows to both the front and side aspect of the property. The separate dining room could be used as a fourth bedroom if so required. To the front of the property the owner has placed a conservatory with tiled floor which enjoys superb outlook of the garden and has currently a vine running the length of the roof (last year this produced approximately 80 bunches of grapes).

The hallway opens into a study/office area with multi-fuel stove, which in turn leads to an inner hallway which leads to two of the double bedrooms and shower room. There is also a further bedroom and family bathroom.

The property has solid concrete floors with the main living areas/hall having hardwood floor over; bathrooms are fitted with tiles and bedrooms fitted with carpet tiles.

The garden is the strongest feature of Beechview. The current owner has created a haven of speciality plants and has been designed to flourish throughout the year. Along with the flower/shrub beds, are also large lawn areas and productive fruit and vegetable plots.

To the rear aspect of the house an old horse lunging ring has been re-planted with a range of flower and shrubs however can always be returned to its former use.

OUTSIDE

GARAGING

There is a single large garage workshop with separate single garage.

STABLES

Beyond the garage is a brick/timber built stable block with two loose boxes and a tack room. Water mains close-by.

PADDOCKS AND FIELDS

The land is divided into two fields and measures approximately 3 acres. To the

bottom of the field is a double field shelter. Mains water is available to both fields.

SPECIFICATION

HALLWAY

SITTING ROOM	5.46m x 3.48m (17'11 x 11'05)
DINING ROOM	3.48m x 2.92m (11'05 x 9'07)
KITCHEN	3.68m x 3.54m (12'01 x 11'07)
UTILITY ROOM	
BEDROOM	4.48m x 3.40m (14'08 x 11'02)
BEDROOM	4.41m x 3.48m (14'05 x 11'05)
BEDROOM	4.34m x 2.96m (14'03 x 9'08)
CONSERVATORY	4.51m x 2.67m (14'09 x 8'09)
BATHROOM	
SHOWER ROOM	

SERVICES

The property is serviced by mains electricity, mains water and private drainage. The house is oil centrally heated, and also benefits from a solar panel to the roof which heats the water in the summer months. Note: The services have not been checked by the agent.

ITEMS TO BE INCLUDED WITHIN PRICE

All floor coverings, blinds.

DIRECTIONS

From Edinburgh take the A1 east and exit at the junction signposted to Gladsmuir and join the A199 heading towards Haddington. After about 1 mile turn right towards Liberty Hall and Samuelston. Follow the road another 0.7 miles and Beechview will be on your right hand side before the immediate bend left.

From Haddington, take the A6093 towards Pencaitland. At the first crossroads after leaving Haddington, turn right signposted Liberty Hall. Continue on this road beyond the sharp bend to the left. At the next sharp bend to the right, take the road off to the left. Beechview is on your left hand side.

DISTANCES

Haddington: 3.5 miles
Edinburgh City Centre: 17 miles
Edinburgh Airport: 26 miles

COUNCIL TAX BAND - F

