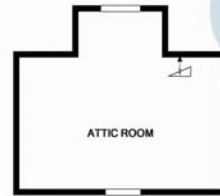


GROUND FLOOR



1ST FLOOR

GSB
PROPERTIES

WOODLAND COTTAGE, HOUNDWOOD
Measurements are approximate. Not to scale. Illustrative purposes only.
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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.

**WOODLANDS COTTAGE,
HOUNDWOOD,
GRANTSHOUSE**

**WOODLANDS COTTAGE,
HOUNDWOOD,
GRANTSHOUSE**

**STONE BUILT DETACHED
COTTAGE SET WITHIN LARGE
GARDEN GROUNDS**

**ENTRANCE VESTIBULE
LIVING ROOM/DINING ROOM
CONSERVATORY
KITCHEN/BREAKFAST ROOM
UTILITY HALL
2 DOUBLE BEDROOMS
BATHROOM
ATTIC ROOM
4/5 ACRE GARDEN
DOUBLE GARAGE
LPG CENTRAL HEATING
DOUBLE GLAZING**

General Description

LOCATION

Houndwood is a small rural community some two miles south east of Grantshouse, eight miles west of Eyemouth, fifteen miles from Berwick Upon Tweed and forty five miles from Edinburgh. It is surrounded by typically beautiful Borders countryside and the spectacular coastline stretching from Cockburnspath to Eyemouth is easily accessible, including the St Abbs Head nature reserve, St Abbs harbour with its diving facilities and Coldingham bay with its sandy beach. Primary schooling is at Reston with secondary schooling at Eyemouth and Duns. More comprehensive shopping and recreational facilities are available at Eyemouth, Berwick Upon Tweed and Dunbar. Edinburgh is some 45 miles to the north, commutable in 45 minutes by car or by train from Dunbar which has "Park & Ride" facilities.

GENERAL DESCRIPTION

Woodland Cottage is a detached cottage set within an enviable position, in the rural village of Houndwood. The cottage's prime feature is that of its garden grounds, ideal for both the keen gardener or for family use. It is a particularly spacious home with flexible living accommodation. The property briefly comprises Entrance Vestibule, Utility Hallway, Open Living Room/Dining Room, Breakfast kitchen, Conservatory, 2 Double Bedrooms and a Bathroom. A large room to the attic with access to eaves storage.

Accommodation

ENTRANCE VESTIBULE

Front door opens into the Entrance vestibule with tiled floor.



BEDROOM 1

4.13m x 3.33m (13'06 x 10'11)

Double bedroom with two wide windows to the front aspect. Fitted wardrobes. Wooden laminate flooring.

BEDROOM 2

4.04m x 3.13m (13'03 x 10'03)

Double bedroom with windows to the front and rear. There is also a shower cubicle and wash hand basin and low level w/c, making this a useful second bedroom. Wooden laminate flooring.

BATHROOM

Fitted with a low level w/c, wash hand basin and fitted bath with shower over. Frosted window to the rear aspect. Wooden laminate flooring.

ATTIC ROOM

5.30m x 4.05m (18'00 x 9'03)

Large attic with velux window to the front and dormer window to the rear. Hatch to storage within the eaves.



UTILITY HALLWAY

Large hallway with Utility area. Staircase leading to attic room. Large walk-in cupboard.

LIVING ROOM/DINING ROOM

7.21m x 3.98m (23'08 x 13'00)

Spacious room with windows to the front and side aspect with feature multi-fuel stove. Coving to ceiling and wooden floor. Sliding patio doors leading into conservatory.

KITCHEN/BREAKFAST ROOM

3.51m x 3.48m (11'06 x 11'05)

Fitted with a range of wall and base level units with work surface over. Window to the front and side aspect, door to rear aspect. Ceramic tiles to floor.

CONSERVATORY

3.16m x 1.52m (10'04 x 4'11)

Small addition to the rear with tiled floor.

GARDEN

The property is set within garden grounds of 4/5 acre which is mainly laid to lawn, with mature flower, shrub and tree borders. Feature pond. Tiered areas with patio and drying area.

GARAGE

Double garage with paved driveway to front.

EXTRAS

All floor and light fittings. Cooker: Bedroom units.

COUNCIL TAX BAND – E

NOTE –

The property has planning permission for a Wind Turbine.

SERVICES

LPG Central Heating. Septic tank. Telephone.

VIEWING:

TELEPHONE

GSB PROPERTIES

01620 825368