



License No: ES100012703

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:

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DREM

SPYLAW COTTAGE

FIXED PRICE £215,000

£10,000 BELOW HOME REPORT VALUATION

GSB PROPERTIES

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

DREM
SPYLAW COTTAGE
FIXED PRICE £215,000
£10,000 BELOW HOME
REPORT VALUATION

- DETACHED COTTAGE**
- ENTRANCE HALL**
- LOUNGE/DINING ROOM**
- KITCHEN**
- 2 DOUBLE BEDROOMS**
- BATHROOM**
- GARDENS**
- GAS CENTRAL HEATING**
- DRIVEWAY**

General Description

Located in the tranquil village of Drem, Spylaw Cottage is a rarely available detached cottage set in good sized garden grounds.

Drem is approximately 20 miles east of Edinburgh and is close to Haddington (to the south), North Berwick (north east), Dirleton (north) and Gullane (north west). It has a railway station on the Edinburgh to North Berwick line with hourly service between those points and occasional service to Glasgow. The station is the last before the single track North Berwick line branches off the East Coast Mainline.

In brief the accommodation comprises an entrance hallway, Lounge/Dining Room, Kitchen, 2 Double bedrooms and a bathroom. The property benefits from front and rear gardens, private parking via a front driveway. Period features throughout.

Accommodation

ENTRANCE HALLWAY

Front door opens into the hallway which in turn leads to the Lounge, Bedrooms and Bathroom. Solid wood floor with storage cupboard and hatch to attic storage.



sale include cooker, washing machine, fridge/freezer: Tiled floor:

BEDROOM 1 3.79m x 3.33m (12'05 x 10'11)

Double bedroom with original wooden floor and window to the front aspect.

BEDROOM 2 3.57m x 3.32m (11'00 x 10'11)

Second double bedroom with windows to both front and side aspect of the property. Fitted carpet.

BATHROOM 2.12m x 1.42m (6'11" x 4'8")

Fitted with a three piece suite comprising low level w.c., wash hand basin and panel bath with shower over. Spotlights to ceiling. Wooden floor.



VIEWING: LOUNGE/DINING ROOM

5.56m x 3.55m (18'07 x 11'08)

Spacious room with windows to both the front and side aspect of the property allowing light to flow through the room. Feature open fireplace with mantle surround and corniced ceiling. Wood floor.

KITCHEN 3.65m x 2.16m (11'11 x 7'01)

Fitted with a range of wall and base level units with work surface over and incorporating a 1 1/2 sink unit and drainer. Appliances within the

DRIVEWAY

To the front aspect of the property is a gated access to a driveway for off street parking.

GARDENS

The property sits in good sized gardens ground with lawn areas and a range of flower and shrub borders. Mature fruit trees complete the gardens.

COUNCIL TAX BAND - E



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VIEWING: SUNDAY 2-4PM,
TELEPHONE OWNER
07976 795629 or