



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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INNERWICK  
7/8 WOODHALL FARM COTTAGES  
OFFERS IN THE REGION OF £240,000

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**COTTAGES**

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**OF £240,000**

**EXTENDED SPACIOUS**  
**COTTAGE SET IN**  
**TRANQUIL LOCATION**  
**COUNTRYSIDE VIEWS TO**  
**BOTH FRONT AND REAR**

**HALLWAY**  
**LOUNGE**  
**CONSERVATORY**  
**KITCHEN/DINING ROOM**  
**5 BEDROOMS**  
**EN-SUITE SHOWER ROOM**  
**BATHROOM**  
**FRONT & REAR GARDENS**  
**DOUBLE GLAZING**  
**ELECTRIC HEATING**

**VIEWING: TELEPHONE GSB**  
**PROPERTIES 01620 825368**

**General Description**

Located just on the outskirts of Innerwick and about 2 miles from Dunbar the property is situated in a sheltered hollow, free of noise or air pollution with lovely views to the surrounding countryside. The beautiful surrounding coastline and countryside including the end of the southern upland way provide a healthy and stimulating recreational environment.

This secluded community comprises of luxury holiday lodges and caravans and offers the ideal weekend or holiday accommodation thoughtfully sited to ensure maximum space and privacy.

The historic seaside and fishing town of Dunbar has an excellent shopping centre including a recently opened ASDA Superstore, with schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, 2 links golf courses and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and there are many interesting coastal walks including those at John Muir Country Park. Dunbar is also within comfortable commuting distance of Edinburgh by car or by train from the local railway station and the express way and city bypass also provides rapid access to the airport and motorway network.

The property has been merged from two, creating a spacious environment ideal for a family home.

**Accommodation**

**HALLWAY**

Spacious open hallway set on two tiers, with tiled floor; two windows to the front aspect and storage cupboard.

**LOUNGE 17'00 X 15'04' (5.18m x 4.67m)**

Ample space in the lounge with window to side aspect and double patio doors into the conservatory. Feature multi fuel stove with wooden laminate flooring. Wall mounted lights, exposed beams to ceiling.



**BATHROOM**

Fitted with three piece suite comprising of low level w/c, wash hand basin, and panel bath with shower over. Tiled flooring. Frosted window to the front aspect.

**LANDING**

Fitted with carpet and two windows to the rear aspect.

**BEDROOM 16'10' x 13'07' (5.15m x 4.13m)**

Large double bedroom currently used as the master bedroom with velux window to the side aspect, and further window to the rear. Fitted carpet and wardrobes.

**BEDROOM 13'03' x 14'04' (4.05m x 4.37m)**

Double bedroom to the front aspect of the property with velux window. Fitted carpet, wardrobe's and further window to the rear aspect.

**EN-SUITE**

Fitted with a three piece suite comprising of low level w/c, wash hand basin and shower cubicle. Tiled floor and walls.



**CONSERVATORY 22'11' x 7'05' (6.98m x 2.26m)**

A superb addition to the property enjoying the surrounding views. Wooden laminate flooring with patio doors leading to garden.

**KITCHEN/BREAKFAST ROOM 13'09'x 13'00' (4.20m x 3.97m)**

Fitted with a range of wall and base level units with work surface over and incorporating a ceramic sink unit and drainer. Fridge/Freezer, dishwasher cooker all included within the sale.

**BEDROOM 9'11 x 11'07' (3.03m x 3.53m)**

Downstairs bedroom with window to rear aspect, fitted carpet which could possibly be used as a separate dining room.

**BEDROOM 9'00' x 7'04' (2.74m x 2.24m)**

Downstairs bedroom with window to rear aspect, wardrobe and wooden laminate flooring.

**BEDROOM 8'05' x 9'11' (2.58m x 3.03m)**

Double bedroom currently used an office. Velux window to the front aspect

**GARDEN**

"L" shaped landscaped garden to the rear aspect of the property with vegetable patches and tiered areas with flowers and shrubs. Further garden to the front has a large shed and off street parking bays. The Green house is also included within the sale.

**COUNCIL TAX BAND - D**

