



License No: ES100012703

# GSB PROPERTIES

## 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.

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GLADSMUIR  
WOODSIDE COTTAGE

O.I.R.O £245,000



## GLADSMUIR WOODSIDE COTTAGE

**O.I.R.O £245,000**

**LOVELY SEMI DETACHED STONE BUILT  
COUNTRY COTTAGE  
ON TWO FLOORS.**

**PEACEFUL, SECLUDED SETTING YET CLOSE  
TO ALL AMENITIES**

**ENTRANCE PORCH & HALL  
CLOAKROOM  
LOUNGE  
KITCHEN**

**DINING ROOM/BEDROOM 3  
CONSERVATORY  
2 DOUBLE BEDROOMS  
BATHROOM**

**WHITE METER ELECTRIC HEATING  
PART SECONDARY GLAZING  
LOVELY MATURE GARDENS  
PRIVATE ROAD ENTRANCE  
PARKING BAYS  
SECURITY ALARM SYSTEM**

### General Description

Woodside Cottage is part of the former Elvingston Estate and is one of five private houses within the area and is accessed by its own private, tree lined drive just off the old A1 roadway. The property lies approximately one mile from Haddington and situated just on the outskirts of the village of Gladsmuir. It occupies an idyllic and peaceful location surrounded by open fields and woodland shielding it from the outside world and provides a secure haven for a wide variety of wildlife and migrating birds.

Haddington is the County town of East Lothian and as such an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure centre, squash courts, 18-hole golf course, numerous sports and social clubs and all the usual youth organisations. For those commuting into Edinburgh the A1 dual carriageway provides fast and easy access to the City Centre, while the City Bypass leads to the airport and motorway network to the North and West.

This mostly stone built two-storey cottage which has the addition of a front porch and conservatory, offers comfortable living accommodation with a flexible layout. It has been well maintained, has the benefit of economy white meter and electric heating, solid wood sash and case windows and secondary glazing to the cloakroom, kitchen, lounge and two bedrooms. In brief, the accommodation comprises on the ground floor entrance porch, hall, cloakroom, lounge, kitchen, dining room and Conservatory while upstairs there are two double bedrooms and bathroom. In addition it is in good decorative order and has ample power outlets, TV (cable ready) and telephone connection points throughout. Outside, there are lovely mature gardens to the front, side and back and a carport at the front which allows parking for two vehicles.

Woodside Cottage is a lovely, comfortable home in a most exclusive location. Early viewing is strongly recommended.

### Accommodation

**ENTRANCE PORCH** 2.23m x 1.46m (7'3" x 4'9")

Entered through part glazed front door with windows to either side. Glazed inner door to hall. Ceramic tiled floor.

**HALL** 3.57m x 2.47m (11'8" x 8'1")

Spacious hallway gives access to the cloakroom, kitchen, lounge, dining room and stairs to the upper floor accommodation. Built-in cloaks/storage cupboard, vinyl floor and telephone connection point.



### STAIRS AND LANDING

Angled staircase leads up to the landing, bedrooms and bathroom. Natural light is provided to this area by a Velux window set in the roof space. Built-in cupboard housing the hot water tank. Fitted carpet to stairs and landing.

**BEDROOM 1** 4.48m x 3.16m (14'8" x 10'5")

Comfortable double bedroom which has pleasant open outlooks to the front and also to the back. Built-in fitted cupboard and fitted carpet.

**BEDROOM 2** 3.52m x 2.59m (11'6" x 8'6")

Double bedroom also with pleasant open outlooks over the garden and surrounding fields and countryside at the front. Built-in fitted wardrobe with mirrored sliding doors and a further cupboard under the eaves. Hatch to well insulated and part floored attic space above. Fitted carpet.

**BATHROOM** 3.01m x 1.57m (9'10" x 6')

Good sized bathroom fitted with a three-piece suite comprising WC, wash hand basin set in a vanity unit with cupboard and open shelving underneath and bath with electric shower unit and glass screen over. Tiling to walls, Velux window set in the roof space, wall mounted/blow heater and vinyl floor.

### GARDEN

A most attractive feature of the property is the enclosed, mature and well-stocked gardens which are of a particularly pleasing and relaxing nature and a haven for a wide variety of birds and wildlife. The front cottage-style garden is open-plan in-design and includes areas of lawn, decorative gravel and mono-paved pathways leading to the house and



**CLOAKROOM** 3.01m x 1.18m (9'10" x 3'10")

Useful downstairs toilet that is fitted with a modern wash hand basin and WC. Window to the front with display ledge underneath, radiator/towel rail and vinyl floor.

**KITCHEN/BREAKFAST ROOM** 3.18m x 2.96m (10'5" x 9'8")

With two large windows to the back of the property, the kitchen is well fitted with a range of modern pine base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for a washing machine, electric cooker and extractor hood. Vinyl floor.

**LOUNGE** 4.28m x 3.17m (14' x 10'5")

A bright and cozy living room, with pleasant outlooks over the front garden and French doors opening to the enclosed courtyard garden at the back. Decorative cast iron fireplace and feature electric fire. Fitted carpet and TV connection point.

**DINING ROOM/BEDROOM 3** 3.83m x 3.68m (12'7" x 12'1")

Another comfortable room which also gives access to the Conservatory and with French doors opening to the courtyard garden at the back. Fitted carpet.

**CONSERVATORY** 3.46m x 2.50m (11'4" x 8'2")

A lovely addition ideally placed to enjoy the abundance of wildlife. It has full length window surrounds and a wide sliding door opening to the garden. Ceramic tiled floor and TV connection point.

around the garden. The larger woodland garden to the side offers excellent privacy and seclusion and there are pathways leading to a Summer House and also to the Greenhouse. A raised ornamental pond with fountain close to the Conservatory also provides additional wildlife interest. To the rear of the property and accessed either by the dining room or lounge is a sunny, south facing courtyard garden bounded by stone walls which again offer excellent privacy and shelter. Sensor lighting around the house and outside tap.

### PARKING

Positioned close to the house at the front are two covered carports. The garden shed is also positioned here. A small lean-to "greenhouse" is also equipped with a power point.

### EXTRAS

Included in the sale are all fitted carpets, light fittings, curtains, blinds, cooker, hood, washing machine. Garden shed, summerhouse and greenhouse.

**COUNCIL TAX BAND: F**

**VIEWING:**

**TELEPHONE**

**GSB PROPERTIES**

**01620 825368**

