



EAST LINTON  
8 HIGH STREET

THE OLD BANK HOUSE

**OFFERS AROUND £300,000**

 **GSB PROPERTIES**

**TO VIEW** TELEPHONE 01620 825368 **WEB** [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)



# EAST LINTON 8 HIGH STREET THE OLD BANK HOUSE OFFERS AROUND £300,000

**SUBSTANTIAL, 'B' LISTED  
DETACHED GEORGIAN VILLA WITH  
ORIGINAL FEATURES AND LOVELY  
WALLED GARDEN**

**REQUIRING FULL RESTORATION  
AND UPGRADE**

**HOME REPORT AVAILABLE**

**ENTRANCE VESTIBULE  
HALL**

**3 RECEPTION ROOMS**

**LARGE KITCHEN/BREAKFAST ROOM**

**3 DOUBLE BEDROOMS**

**1 SINGLE BEDROOM**

**EN-SUITE BATHROOM**

**EXCELLENT STORAGE SPACE**

**GAS FIRED CENTRAL HEATING**

**DRIVEWAY**

**LOVELY REAR WALLED GARDENS**

**EXTERNAL OUTBUILDINGS**

**VIEWING: TELEPHONE  
GSB PROPERTIES 01620 825368**

## 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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## General Description

East Linton is an attractive rural village situated just off the A1 and within comfortable commuting distance of Edinburgh. The village is surrounded by typically beautiful East Lothian countryside and is within easy reach of the Lammermuir Hills to the south and the fine coastline to the north. Within the village there are good local shops catering for everyday requirements, a good Primary School, bowling club and several pubs/restaurants. More comprehensive shopping, recreational facilities and secondary schooling are available in North Berwick, or Haddington. The village is ideally placed for those commuting into Edinburgh as the journey by car is both fast and easy and there are regular bus services to and from the City. The city-bypass also provides ready access to the airport and motorway network leading north and west.

Built circa 1780 and Grade B listed, this imposing part Georgian part Victorian detached house enjoys a most central yet almost hidden position within the High Street. This exceptional property, with its generously proportioned rooms and original character, is requiring full modernisation and upgrading to transform into a most desirable and exceptional family home.

Old Bank House has superb potential but as there is major renovation work required, it is not suitable for those only seeking cosmetic or minor repairs.

Additional Information: The property also includes original drawings for the renovation work with planning permission expiring in 2010. It has gas fired central heating and there was a damp proof course implemented for certain parts of the house in 2001. The accommodation comprises on the ground floor; Entrance Vestibule, Hall, Three Receptions Rooms, large Kitchen/Breakfast room, a Wine Cellar and Bathroom/stores room, while upstairs there are four bedrooms, one with an en-suite bathroom. Outside, there is a part enclosed garden with driveway to the front and a large, mainly south facing walled garden to the back with its original outhouses.

## Accommodation

### GROUND FLOOR

#### ENTRANCE VESTIBULE

2.24m x 1.24m (7'4" x 4')

#### L-SHAPED HALL

7.48m x 1.59m (24'6" x 5'2")

#### KITCHEN/BREAKFAST ROOM

5.27m x 4.08m (17'4" x 13'2")

#### RECEPTION ROOM 1

4.05m x 2.54m (13'3" x 8'4") approx

#### RECEPTION ROOM 2

5.59m x 2.63m (18'4" x 8'7") approx

#### RECEPTION ROOM 3

4.13m x 3.13m (13'6" x 10'3") approx

#### BATHROOM/STORES

2.60m x 2.04m (8'6" x 6'8")

### UPPER FLOOR

#### BEDROOM 1

5.50m x 4.50m (18' x 14'9")

#### EN-SUITE BATHROOM

3.89m x 1.66m (12'9" x 5'5")

#### BEDROOM 2/SITTING ROOM

5.23m x 3.84m (17'2" x 12'7")

#### BEDROOM 3

4.58m x 2.85m (15' x 9'4")

#### BEDROOM 4

3.10m x 2.39m (10'1" x 7'10")

### GARDEN

The mature and quite secluded front garden is bounded by low stone walls and there is a driveway providing convenient off-street parking. Side gate to rear garden.

The large walled rear garden which is mainly south facing is a lovely feature and offers excellent privacy and shelter. It has been well-maintained, is laid mainly to lawn and well-stocked with many mature plants, shrubs and fruit trees. In addition, there are three outbuildings/stores sheds. The property also has a right of access to neighbouring properties through gates at either end of the garden, although entry is very seldom used.

## COUNCIL TAX BAND F

**NOTE:** The wrapped kitchen units will be sold by separate negotiation.

