



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**

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**HADDINGTON**  
36 LONG CRAM  
EH41 4NS

## HADDINGTON

36 LONG CRAM  
EH41 4NS

**DETACHED EXECUTIVE-STYLE VILLA  
PLEASANTLY SITUATED WITHIN QUIET  
CUL-DE-SAC**

**ENVIABLE RESIDENTIAL AREA ON  
OUTSKIRTS OF TOWN**

**SUPERB FAMILY HOME NOW REQUIRING  
SOME  
FURTHER UPDATING**

**ENTRANCE VESTIBULE & HALL  
CLOAKROOM  
LIVING ROOM  
CONSERVATORY  
DINING ROOM  
KITCHEN/BREAKFAST ROOM  
UTILITY ROOM  
STUDY/BEDROOM 5  
MASTER BEDROOM WITH  
ENSUITE SHOWER ROOM  
3 DOUBLE BEDROOMS  
BATHROOM  
LARGE ENCLOSED GARDENS  
DOUBLE GARAGE  
GAS CENTRAL HEATING  
DOUBLE GLAZING**

**VIEWING: TELEPHONE  
GSB PROPERTIES 01620 825368**

### GENERAL DESCRIPTION

Long Cram is situated on the southern edge of Haddington close to the River Tyne and its pleasant walks. It is also within 5 minutes easy walking distance to the schools and town centre with its many amenities. Haddington is the county town for East Lothian and as such has an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure complex, 18-hole golf course in addition to numerous sports and youth organizations. The town is also within comfortable commuting distance to Edinburgh by car, regular bus service or by train from nearby Drem or Longniddry stations which have park and ride facilities. The city bypass which is minutes away by car also provides rapid access to the city, the airport and motorway networks leading north and west.

Situated within a large plot of land overlooking woodland and pleasantly located in a small and quiet cul-de-sac, this attractive, detached villa provides particularly generous and well-planned family accommodation with a flexible layout. It has been well maintained, is in good decorative order and is an easily and economically run home with double-glazing and gas central heating. In addition, there is ample storage/wardrobe space, power outlets, TV and telephone connection points throughout.

In brief, the accommodation comprises on the ground floor entrance vestibule and hall, cloakroom, spacious L-shaped living room, conservatory, separate dining room, kitchen/breakfast room, utility room with integral door to the garage and a useful downstairs study or bedroom 5. Upstairs there is a spacious master bedroom with en-suite shower room, three further double bedrooms and family bathroom. Outside there is an attached double garage with driveway to the front and substantial gardens to the front, both sides and back.

Rarely available on the open market, this is a most comfortable and beautifully proportioned family home which has great further potential for improvements. Early viewing is highly recommended.

### EXTRAS

Included in the sale are all fitted carpets, light fittings, curtains, blinds, hob, double ovens, hood, dishwasher, two fridges, freezer and washing machine. Garden shed.

### ACCOMMODATION

|                     |                                       |
|---------------------|---------------------------------------|
| ENTRANCE VESTIBULE  | 3.89m x 3.30m (12'9" x 10'10")        |
| HALL                | 1.68m x 1.22m (5'6" x 4')             |
| CLOAKROOM           | 7.32m x 5.97m (24' x 19'7") at widest |
| LIVING ROOM         | 5.11m x 2.59m (16'9" x 8'6")          |
| CONSERVATORY        | 5.21m x 2.92m (17'1" x 9'7")          |
| DINING ROOM         | 5.80m x 2.74m (19' x 9')              |
| KITCHEN             | 3.05m x 1.96m (10' x 6'5")            |
| UTILITY ROOM        | 3.85m x 3.07m (12'7" x 10'1")         |
| STUDY/BEDROOM 5     | 3.96m x 3.81m (13' x 12'6")           |
| LANDING             | 5.64m x 4.49m (18'6" x 14'7")         |
| BEDROOM 1           | 2.10m x 1.82m (6'10" x 6')            |
| ENSUITE SHOWER ROOM | 5.31m x 2.91m (17'5" x 9'6")          |
| BEDROOM 2           | 3.90m x 3.52m (12'9" x 11'6")         |
| BEDROOM 3           | 2.95m x 2.76m (9'8" x 9')             |
| BEDROOM 4           | 2.82m x 2.10m (9'3" x 7'1")           |
| BATHROOM            |                                       |

**DOUBLE GARAGE** 5.18m x 4.93m (17' x 16'2")  
With an integral door giving access to the utility room, the garage has twin, up-and-over doors to the front, a side window and rear access door to the garden, power and light. A double-width, mono paved driveway provides off-street parking in front of the garage.

### GARDENS

The open-plan front garden is laid out for easy maintenance with well-stocked rockery and flower borders. Side path and gate to large south facing rear garden which backs onto open amenity land leading down to the River Tyne. The very private and secluded garden is fully enclosed by stone walls and fencing and is laid out mainly to lawn with well-stocked flower and mature shrub borders and includes a wildlife pond. Additional garden ground to both sides of the house. Garden shed.

**COUNCIL TAX BAND – G**

**ENERGY RATING – E**

