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GSB PROPERTIES

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HOUSE SALES

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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.

HADDINGTON
MORHAM
3 MAINSHILL FARM COTTAGES
FIXED PRICE £225,000



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3 MAINSHILL FARM
COTTAGES**

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**LOVELY STONE BUILT TERRACED
COTTAGE
RURAL COUNTRYSIDE SETTING**

**ENTRANCE VESTIBULE
HALL
LIVINGROOM
WOOD BURNING STOVE
WOOD FLOORING
KITCHEN
SUN LOUNGE
DINING ROOM/BEDROOM 3
2 BEDROOMS
BATHROOM
GARDEN
PARKING
OIL FIRED CENTRAL HEATING
DOUBLE GLAZING**

General Description

The small hamlet of Morham is located in an attractive rural location approximately 3 miles South East of Haddington. 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, an 18 hole golf course, many sports and social clubs and all the usual youth organisations. The town is surrounded by typically beautiful East Lothian countryside with the Lammermuir Hills to the South and the coastline to the North both being easily accessible. The town is also within comfortable commuting distance of Edinburgh and the dual carriageway and city bypass provide a fast access to its airport and motorway network leading North and West.

The property offered for sale is an appealing mid terraced stone built cottage. Whilst it has been sympathetically modernised in recent years it still retains much of its rustic charm and character; with its sanded wood floors, pine doors and surrounds and a substantial stone built fireplace with a log burning stove in the living room. In addition, there is a sun room overlooking the back garden which boasts wonderful panoramic countryside views. The property has been well maintained and is in excellent decorative order throughout and has the benefit of oil fired central heating and double glazing. Outside, there is an enclosed rear garden and parking is available to the front of the cottage.

This is a lovely cottage in ready to walk in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE VESTIBULE AND HALL

A double wood panelled front door opens into a small vestibule then into the hall which in turn gives access to the living room, dining room and stairs leading to the upper floor accommodation. Under the stairs storage cupboard also houses the electric meter and fuse box. Wood floor, telephone connection point and two power points.

LIVINGROOM 5.36m x 4.04m (17'7" x 13'2") at widest point

A comfortable and cosy living room with triple recessed windows overlooking the front of the property. A great focal feature of this room is the substantial stone built fireplace with its large wood burning stove. Wood floor, TV connection point and ten power



DINING ROOM/BEDROOM 3 3.48m x 2.15m (11'5" x 7'1")

Currently used as a formal dining room but equally served as a downstairs bedroom, there are triple windows to the front, wood flooring and four power points.

LANDING

An attractive pine staircase and balustrade leads up to a landing which provides access to the bedrooms and bathroom. Fitted carpet to landing and hatch to attic storage space above.

BEDROOM 1 3.82m x 3.56m (12'6" x 11'8")

A comfortable main bedroom with a large Velux window set in the coombed ceiling from which there is a superb open outlook over the surrounding countryside. Built-in fitted wardrobes, under eaves storage cupboard, fitted carpet, TV and telephone connection points and four power points.

BEDROOM 2 3.66m x 2.15m (12' x 7'2")

Larger single bedroom, also with a Velux window set in the coombed ceiling offering equally stunning countryside views. Fitted carpet, small under the eaves storage cupboard and four power points.

BATHROOM 2.45m x 1.85m (8' x 6'1")

Fitted with a modern light coloured suite with an electric shower unit and folding screen door over the fully tiled bath. Large double windows with useful display ledge under, fitted carpet and wall mounted heater.



VIEWING:

points. Door to the kitchen and open walkway with a large recessed window leads to the sun room and rear garden.

TELEPHONE

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SUN LOUNGE 3.58m x 1.76m (11'8" x 5'7")

Facing southwest and overlooking the garden the sun lounge is a wonderful addition to the property. It has brick built lower walls with deep display ledges over, double glazed windows and a glazed door opening out to the garden. This bright and sunny "room" can be used all year round as it has a central heating radiator installed.

KITCHEN 2.86m x 1.61m (9'5" x 7')

Another bright and sunny room with a large deep set window overlooking the garden to the rear and fitted with a range of modern base and wall mounted units with attractive tiling over the worktops. Moulded sink unit with mixer tap and with plumbing for a washing machine, built-in electric hob, oven and extractor hood. Vinyl floor, six power points and recessed spotlights.

GARDEN

To the front of the property there is an area of garden which has been laid for easy maintenance with pebbled chips. The larger rear garden which is southwest facing is a wonderful sun trap in the summer months. It is fully enclosed with fencing and there is a rear access gate. The garden is laid mainly to lawn and includes a paved patio/sitting area adjacent to the sun lounge, raised flower and shrub beds, mature conifers and flowering shrubs. Garden shed.

EXTRAS

Included in the sale fitted carpets, curtains, light fittings, hob, oven, hood and garden shed.

DIRECTIONS:

From Haddington take the B6369 road heading south. Continue to road sign marked (Morham, Garvald Whittingham) turn left and continue on this road till you come to Morham Village. Drive through the village and first right after the main street, there is a side road which indicates Mainshill. Drive to the top of the hill to a row of cottages on your right hand side.

