



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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HUMBIE
10 SHILLINGHILL
OFFERS OVER £575,000



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**BEAUTIFULLY PRESENTED DETACHED
VILLA IN SMALL
EXCLUSIVE DEVELOPMENT**

SUPERB COUNTRYSIDE SETTING

**ENTRANCE PORCH AND HALL
OPEN PLAN FAMILY/DINING ROOM**

SITTING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

5 DOUBLE BEDROOMS

3 WITH EN-SUITE FACILITIES

FAMILY SHOWER ROOM

DOUBLE GARAGE

2/3 ACRE GARDEN

LPG CENTRAL HEATING

DOUBLE GLAZING

General Description

Humbie is a small rural hamlet situated at the foot of the Lammermuir Hills approximately 3 miles from Gifford and 7 miles from Haddington. It is a pleasant countryside location yet is within comfortable commuting distance of Edinburgh's City Centre and the bypass which provides fast access to the airport and motorway network leading North and West. Within the village, there is an excellent primary school, Post Office and Church while Gifford offers a greater variety of local shops catering for everyday requirements. Also at Gifford there is a popular bowling club, two excellent nine-hole golf courses and two well-known pubs/restaurants. More comprehensive shopping facilities can be found in Haddington, as is Secondary schooling and a wide range of leisure and recreational facilities. All around is East Lothian's beautiful countryside and the fine coastline is also easily accessible.

Built around 1905, Shillinghill was a planned holiday destination for children and it consisted of seven large houses, a dinner hall and school house within its own private grounds. This now privately owned community of houses are in various stages of completion and Number 10, which enjoys a most enviable position at the top of the hill is offered for sale.

This quite stunning detached property with its stylish exterior and red pantile roof has been completely redesigned by the present owners to successfully combine traditional building techniques with contemporary design interiors and immaculate finishes. This is an extremely spacious, bright and airy property with many pleasing features and generously proportioned rooms providing a very flexible layout. It is also an easily and economically run home that has a powerful Combination boiler fuelled by LPG central heating and quality double glazing in keeping with the style of the property and there ample power outlets, TV and telephone connection points throughout.

With its magnificent country setting, this is a superb family home that has been built to the highest standards. Early viewing is highly recommended.

Accommodation

ENTRANCE PORCH & HALL

Double glazed front doors open to the porch. Inner glazed doors lead into an open-plan hall which then gives immediate access to a shower room, guest bedroom, large family/ dining room and stairs to the upper floor accommodation. Deep under stairs cupboard and lovely solid oak wood flooring fitted throughout.

BEDROOM 5 3.67m x 3.27m (12' x 10'8")

A useful downstairs guest bedroom with window to the rear of the property and with fitted double wardrobes. Interconnecting door to the shower room.

SHOWER ROOM/EN-SUITE

Fitted with a modern white suite comprising WC, wash hand basin and shower compartment. Glazed window, attractive mosaic tiling and door to the hall.



BEDROOM 1 5.18m x 4.71m (17' x 15'5")

A superb, generously proportioned master bedroom with wonderful open views to the surrounding countryside at the front and extensive built-in fitted wardrobes to one side of the room. Fitted carpet and door to en-suite bathroom.

EN-SUITE BATHROOM 2.39m x 2.21m (7'10" x 7'3")

Luxury bathroom fitted with a traditional in-style bathroom suite comprising WC, wash hand basin and roll-top bath with feature mixer/shower tap. Glazed window, shaver connection point and Italian polished marble floor.

BEDROOM 2 4.10m x 3.29m (13'5" x 10'8")

Double bedroom with side window and another deep window to the rear of the house. Built-in fitted wardrobe and solid oak wood flooring.

BEDROOM 3 3.87m x 3.40m (12'10" x 11'2")

Double bedroom with pleasant open outlooks over the garden. Fitted carpet.

EN-SUITE SHOWER ROOM 2.39m x 1.46m (5'5" x 4'9")

Fitted with a modern white wash hand basin, WC and double shower with mains shower fixture and glass door. Extractor fan and Italian marble floor.

BEDROOM 4 3.87m x 3.42m (12'10" x 11'2")

Currently used as an office/study, this double bedroom also overlooks the rear garden. Solid oak wood flooring.



FAMILY/DINING ROOM 7.57m x 6.89m (24'10" x 22'7")

Bright, sunny and beautifully proportioned, this superb open-plan living room includes side windows and French doors opening to the garden, French doors leading into the kitchen and also to the formal sitting room.

SITTING ROOM 6.16m x 4.76m (20'2" x 15'3")

Another bright and generously proportioned room with bay window which has wonderful open countryside views to the front of the property. Another attractive feature is the period-style fireplace fitted with a living flame gas fire. Open shelving with built-in cupboards to either side of the fireplace provides additional display/storage and balance the room beautifully.

KITCHEN/BREAKFAST ROOM 5.37m x 3.30m (16'8" x 10'10")

With windows and French doors to the rear garden, the fully integrated kitchen is beautifully fitted with a range of 'bespoke' base and wall mounted units with tiling over granite worktops. A central island/breakfasting counter compliments the area. It also incorporates a double modern "Belfast" sink unit with mixer tap and large range cooker with canopy extractor hood.

UTILITY ROOM 3.47m x 1.73m (11'9" x 5'5")

Just off the kitchen and with a stable door opening out to the side of the building, this useful space is fitted with a countertop and has space for both a washing machine and tumble dryer.

STAIRS AND LANDING

Attractive natural oak balustrade and stairs lead up to a gallery-style landing. Natural light is provided to this area by a recessed window to the front. Deep built in cupboard and fitted carpet to stairs and landing.

FAMILY SHOWER ROOM 2.65m x 2.08m (8'8" x 6'9")

As all the bathrooms in the house, this room is also finished to a very high standard with luxury white goods and fixtures, it is fitted with twin sinks on an Italian marble countertop, WC and double shower unit with mains shower and clear glass doors. Glazed window and matching Italian marble floor.

GARAGE

Detached double garage to the side of the property with twin Cedar wood, up-and-over doors, power and light. Long gravelled driveway in front provides additional parking facilities.

GARDENS

The open plan front garden has been attractively landscaped to include paved pathways and steps leading to the house with raised flower and shrub beds in front. To the side of the property and leading to the rear garden is a sunny patio/sitting area and enclosed stores/utility area or ideal kennel facility. Immediately adjacent to the house at the back is a lovely landscaped garden, terraced in-design with a paved/patio area, raised flower and shrub beds with steps leading up to the very large plot of garden ground. The garden which extends to approximately 2/3 of an acre at the back offers excellent privacy and seclusion and offers great scope for keen gardeners. It is laid mainly to lawn with mature trees and offers spectacular views to the surrounding countryside and fields.

EXTRAS

Fitted carpets, all integrated kitchen appliances, Rangemaster stove, washing machine and tumble dryer.

COUNCIL TAX BAND H

VIEWING:

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