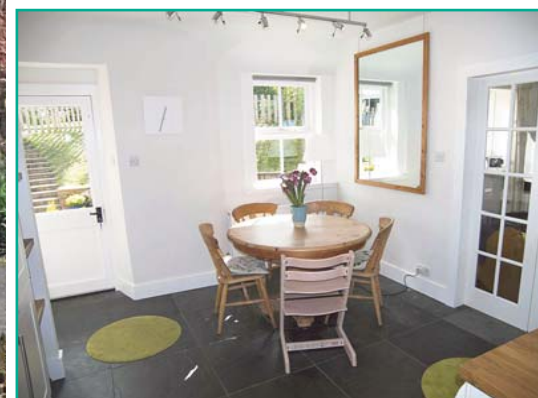


GARVALD  
3 TANDERLANE COTTAGES  
EH41 4LL

**OFFERS OVER £240,000**

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



## GARVALD

3 TANDERLANE COTTAGES  
EH41 4LL

**OFFERS OVER £240,000**

**BEAUTIFULLY PRESENTED  
SEMI DETACHED COTTAGE  
SET WITHIN PICTURESQUE  
RURAL VILLAGE.**

**ENTRANCE VESTIBULE  
LOUNGE  
KITCHEN/DINING ROOM  
3 BEDROOMS  
BATHROOM  
OIL CENTRAL HEATING  
DOUBLE GLAZING  
GARDEN  
OUTHOUSE**

**VIEWING : TELEPHONE GSB  
PROPERTIES 01620 825368**

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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.

**GSB PROPERTIES**

### OFFERS TO:

18 HARDGATE HADDINGTON  
EAST LOTHIAN EH41 3JS  
TEL: 01620 825368  
FAX: 01620 824671  
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**ESPC**  
espc.com

## General Description

The picturesque village of Garvald is located to the south east of Haddington, on the banks of Papan Water, nestled in the foothills of the Lammermuir Hills. Surrounded by rolling fields and open countryside, Garvald offers a beautifully tranquil village atmosphere, with a village pub and Post Office, and yet is only approximately 6 miles from the A1. This provides easy access to Edinburgh City Centre and the city by-pass which in turn provides access to the central motorway network, the Airport and the Forth Bridges. Primary schooling is available in neighbouring Gifford and secondary schooling is available in Haddington. The local authority provide transport to and from the schools. Gifford also provides local shopping facilities catering for everyday requirements and Haddington provides a further range of shops and services including a Tesco supermarket.

The property offered for sale is this spacious stone built semi detached cottage in genuine walk in condition, upgraded to the highest possible standard. The accommodation comprise of : Vestibule. Lounge with solid fuel stove. Kitchen / Dining Room. Inner hallway. 3 bedrooms. Bathroom. Oil fired central heating. Double glazing. Outhouse / Utility room. Large workshop with power & lighting Greenhouse. Landscaped garden with patio. Parking to front for two vehicles.

## Accommodation

### ENTRANCE VESTIBULE

1.72m x 1.09m (5'8" x 3'7")

Solid timber entrance door. Electrical switchgear at a high level. Nine pane door to kitchen / dining room.

### LOUNGE

4.83m x 3.56m (15'10" x 11'8")

Double glazed windows to the front and rear. Cupboards under the front window. Natural oak wood flooring. Focal point provided by a Multi Fuel Stove with booster water heater. Stone Hearth. Central heating radiator.

### KITCHEN / DINING ROOM

5.39m x 3.53m (17'8" x 11'7")

overall size. Kitchen units fitted in August 2009 and in keeping with the rest of this property to a very high standard. Gas five ring hob, electric oven. Good sized area for the dining table and chairs. Under floor heating powered by the oil fired central heating boiler. Access by wood ladder to partially floored loft. Slate floor. Double glazed window and door to the rear garden and patio area. French doors to the lounge. Central Heating radiator.

### BEDROOM 1

3.58m x 3.07m (11'9" x 10'1") plus door space

Two nine pane double glazed windows to the front of the property. Central heating radiator. Built in wardrobes with double doors.

### BEDROOM 2

3.71m x 3.35m (12'2" x 11'0")

Double glazed window to the rear. Currently used as a nursery / study. Range of wall mounted cupboards. Central heating radiator.

### BEDROOM 3

3.58m x 3.07m (11'9" x 10'1") plus door opening space)

Double glazed window to the front of the property. Built in wardrobe. Central heating radiator. Access to loft space.

### BATHROOM

2.40m x 1.80m (7'9" x 5'9")

Double glazed window to the rear. Three piece white bathroom suite. Under floor heating. Central heating radiator. Wall partly tiled. Ceramic tiles to the floor.

### OUTSIDE

Very attractive fully landscaped rear garden. There is a well laid out sheltered lower area with direct access from the kitchen / dining room with Patio area of good size. Side gate. Steps to upper garden with Greenhouse, large shed / workshop with lighting and power.

### STONE OUTHOUSE / UTILITY ROOM

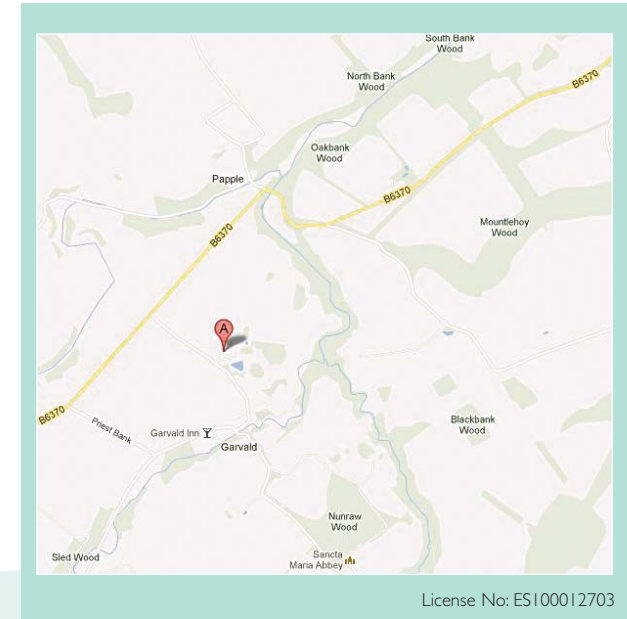
(6'9" x 4'4")

Housing the Free standing oil fired central heating boiler. Plumbing for automatic washing machine.

### EXTRAS

All fitted carpets and floor covering (but not including rugs). Gas 5 ring hob, electric oven. Large Shed / workshop. Greenhouse.

**COUNCIL TAX BAND : C**



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