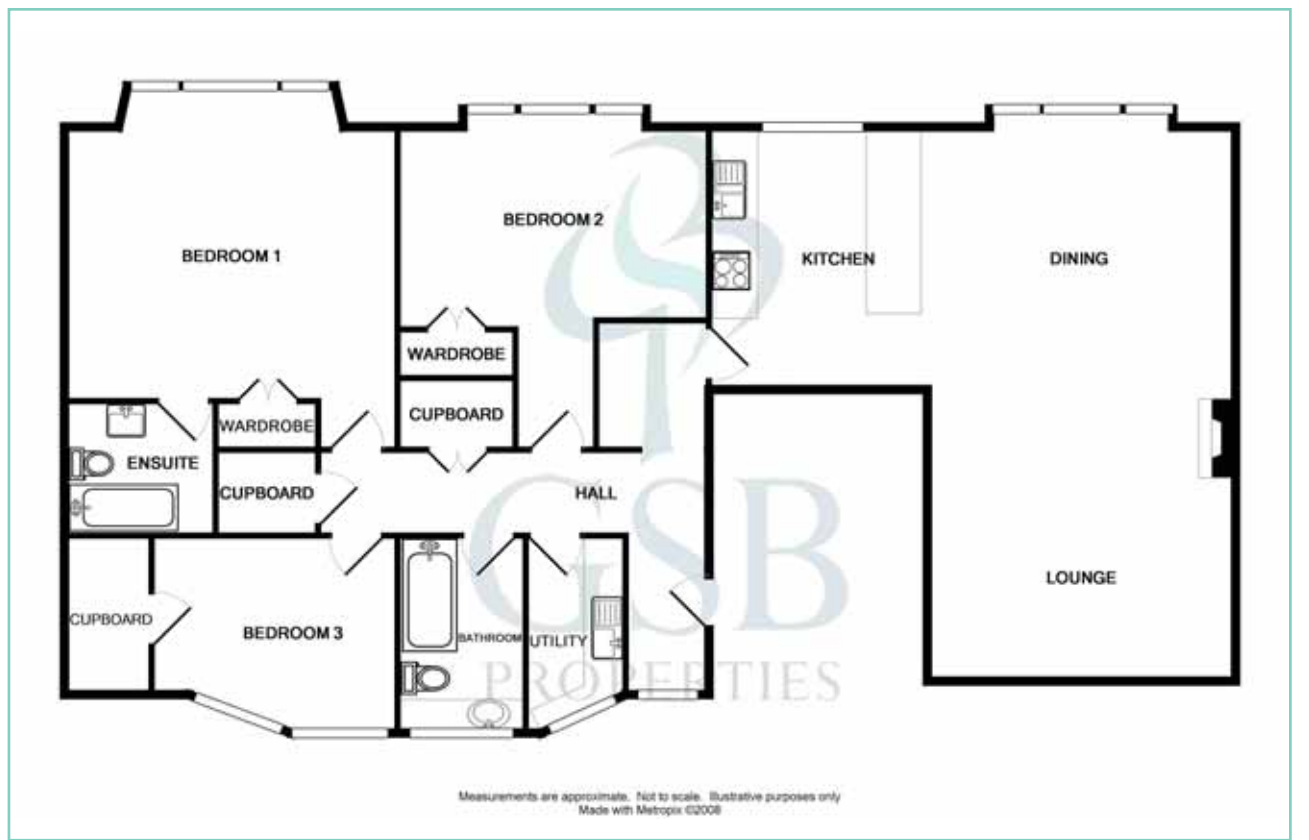


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GSB PROPERTIES

OFFERS TO:

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FAX: 01620 824671



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.

HADDINGTON
3 TENTERFIELD HOUSE
DUNBAR ROAD

FIXED PRICE £310,000



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DUNBAR ROAD

FIXED PRICE £310,000

**ELEGANT GROUND FLOOR
 CONVERSION OF HISTORIC
 MANSION
 SET IN BEAUTIFUL PRIVATE
 GROUNDS CLOSE TO THE TOWN
 CENTRE
 PERIOD FEATURES – MODERN
 COMFORTS**

**ENTRANCE HALL
 DRAWING ROOM/DINING ROOM
 OPEN PLAN KITCHEN
 UTILITY ROOM
 3 DOUBLE BEDROOMS
 2 BATHROOMS – 1 EN-SUITE
 GAS CENTRAL HEATING
 SECURITY ENTRYPHONE
 CELLAR
 EXCELLENT STORAGE SPACE
 AMPLE PARKING
 LANDSCAPED GARDENS**

General Description

Haddington is the county town of 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 parkland golf course and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside with the Lammermuir Hills to the south and the fine coastline to the north, both being easily accessible.

Commuting to Edinburgh is both fast and easy by car or regular bus service. The dual carriageway and city bypass provide rapid access to the airport and motorway network leading north and west.

Tenterfield House is a fine listed building dating back to the mid 19th Century with later additions around 1865. The house occupies a convenient central position in the town, while it is surrounded by large garden grounds with mature trees and high stone walls screening it from the street and offering a high degree of privacy and seclusion. The house has been converted into five very individual apartments and great attention has been paid to retaining the original character whilst providing comfortable modern living accommodation.

Apartment 3 is on the ground floor and is accessed through the original main entrance hall. It is a really spacious flat with a flexible layout offering generously proportioned rooms and enjoying a fine outlook mainly over the gardens to the front of the house. The ceilings are corniced, there are working shutters in most rooms, an original fireplace in the drawing room and period radiators throughout. Outside, there is ample parking space, both to the front and rear of the house and the large communal gardens are attractively landscaped and well maintained.

This apartment represents a rare opportunity in the Haddington property market and early viewing is strongly recommended.

Accommodation

MAIN ENTRANCE & HALLWAY

The building is entered through the original front door and vestibule, off which is a 'garden' toilet. The main hall is carpeted, tastefully decorated and furnished. Both the main and car park entrances have security entryphones.



UTILITY ROOM 2.30m x 1.55m (7'9" x 5'1") Overall
 Window to rear and fitted with a stainless steel sink unit. Built-in washer/drier. Laminate flooring.

BEDROOM 1 4.65m x 4.24m (15'3" x 14'0") Overall
 A spacious and bright master bedroom with a large box bay window to the front with full length draped curtains. Corniced ceiling and picture rail. Large built-in fitted wardrobe. Laminate flooring and both TV and telephone points.

EN-SUITE BATHROOM 2.10m x 2.10m (6'11" x 6'11")
 Fitted with a white suite with a shower over the bath. Half tiled walls, fully around the bath. Tiled vinyl flooring and extractor fan.

BEDROOM 2 4.83m x 2.85m (15'10" x 9'3") plus door opening
 An arched window mirroring that in the drawing room makes this another very attractive double bedroom with a corniced ceiling and picture rail. East facing window with working shutters. Large, built-in fitted wardrobes and laminate flooring.

BEDROOM 3 3.77m x 3.06m (12'4" x 10'0")
 This West facing double bedroom has a triple window with a deep display ledge. Large walk-in cupboard with a light, shelving and hanging rail and housing the combi boiler. Laminate flooring.

BATHROOM 3.0m x 2.0m (9'9" x 6'7")
 A spacious family bathroom with a double window and fitted with a white suite. The bath has a shower over and tiling around and the wash hand basin is set in a vanity unit with cupboard under. Tile effect laminate flooring.



HALL

The "T" shaped hallway has a window to rear with a deep ledge under and two large cupboards provide excellent storage space and are both fitted with electric lights – one is large enough to be a computer/office den. Laminate flooring.

DRAWING ROOM/DINING ROOM

8.65m x 4.78m (28'5" x 15'8")

A beautifully proportioned and bright room providing excellent living accommodation. It has a large East facing arched window with working shutters and a pleasant outlook over the gardens to the front. Fine corniced ceiling, deep skirting boards and a period fireplace with marble surround, slate hearth and a 'Living Flame' gas fire. Shelved display recess to one side of the fireplace. Laminate flooring and both television and telephone points.

OPEN PLAN KITCHEN 4.10m x 3.38m (13'5" x 11'0")

The kitchen is well fitted with light oak base and wall mounted units with tiling over the work surfaces and incorporates a large breakfast bar separating it from the living area. The one-and-a-half bowl stainless steel sink unit is fitted with mixer taps. Built-in gas hob, oven and cooker hood and integrated fridge, freezer and dishwasher. Large East facing window with working shutters. Corniced ceiling and laminate flooring.

GROUNDS

Double gates open to a circular tarmac driveway with parking areas both to the front and rear of the house. The communal parkland grounds are laid out mainly to lawn with well stocked flower and shrub borders and many mature trees. There is a drying area to the rear of the building and a shared garden store.

EXTRAS

Included in the sale are all fitted carpets, curtains and light fittings, gas hob, electric oven, cooker hood, fridge, freezer, dishwasher and washer/drier.

SERVICE CHARGE

There is a service charge of £76 per month, which covers the cost of maintenance of the building, shared car park, drive and grounds. Currently, this is in credit to the value of £4500. A residents' committee meet socially to discuss improvements. There is also a block buildings insurance policy in force.

COUNCIL TAX: BAND F

**VIEWING:
 TELEPHONE
 OWNERS 07713622987
 or GSB PROPERTIES
 01629 825368**

