



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

OFFERS TO:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS

TEL: 01620 825368 FAX: 01620 824671

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BY GIFFORD, HOWDEN FARM
THE LODGE

FIXED PRICE £325,000



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HOWDEN FARM
THE LODGE**

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**TRADITIONALLY BUILT DETACHED
BUNGALOW WITH ATTIC CONVERSION
GREATLY MODERNISED AND UPGRADED
RURAL LOCATION WITH SUPERB
COUNTRYSIDE VIEWS**

**ENTRANCE HALL
LIVING ROOM
KITCHEN/DINING ROOM
ATTIC FAMILY ROOM/PLAYROOM
3 DOUBLE BEDROOMS
1 SINGLE BEDROOM/STUDY
EN-SUITE SHOWER ROOM
BATHROOM
PART DOUBLE GLAZING
OIL FIRED CENTRAL HEATING
ENCLOSED LANDSCAPED GARDENS
DRIVEWAY**

General Description

Howden Farm nestles close to the Lammermuir Hills and the Bolton Muir wood – yet it is in no way isolated – as it is within 2 miles from the Conservation village of Gifford, 4 miles from Haddington and within comfortable commuting distance of Edinburgh's city centre, and bypass which provides fast access to the airport and motorway network leading north and west. The area is surrounded by typically beautiful East Lothian countryside ideal for walking, fishing and other outdoor pursuits. The coastline with its many sandy beaches, picturesque harbours and famous links golf courses are also within easy reach.

Within the village of Gifford there are good local shops catering for every day requirements, the Yester primary school, bowling club, two excellent 9 hole golf courses and there are two popular hotels in the Tweedale Arms and Goblin Ha'. More comprehensive shopping and recreational facilities and secondary schooling are available in Haddington, some 4 miles away.

The Lodge is a traditionally built 1930's bungalow that offers bright and flexible living accommodation yet retains much of its character and country charm. In recent years the property has also been extended to include a master bedroom with en-suite shower room at the front and the attic space has been converted into a family room/play room (all approvals in place).

Particularly attractive features and upgrades include high ceilings and spacious rooms, restored original wood flooring, new double glazing (all windows except for the lounge) and economically run oil fired central heating, solid wood external and internal doors, a lovely custom built "country" dining/kitchen and a multi fuel burning stove in the lounge. It is also well maintained, is tastefully decorated and has ample power outlets, TV and telephone connection points throughout.

This is a most attractive family home set in a lovely rural setting. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL

6.42m x 5.30m x 1.75m (21'1" x 17'4" x 5'8") at widest point
A solid wood front door leads into the L shaped hallway which in turn gives access to all the rooms on the ground floor. Built-in storage/cloaks and under stairs cupboard. Windows overlooking the front of the property and wood flooring.



ENSUITE SHOWER ROOM 2.39m x 1.23m (7'10" x 4')

Fitted with a modern white suite comprising wash hand basin, WC and tiled, double shower enclosure with electric shower unit and glass screen. Extractor fan, wall mounted heater, tiled floor and recessed lighting.

BEDROOM 2 4.17m x 2.70m (13'8" x 8'10") excluding opening
Double bedroom with twin windows which have wonderful open outlooks over fields and woodland to the rear of the property. Laminate wood floor and open shelved recess.

BEDROOM 3 3.61m x 3.09m (11'10" x 10'1")
Another good sized double bedroom also to the rear of the property with fine open countryside views. Fitted carpet.

BEDROOM 4 2.79m x 1.64m (9'2" x 5'4")
An ideal small child's bedroom or office overlooking the rear garden. Fitted carpet.

BATHROOM 2.01m x 1.92m (6'7" x 6'3")
Family bathroom fitted with a traditional in style white three piece suite with mains shower over the bath and folding shower screen. Vinyl tile floor and two glazed windows.

GARDEN

The property enjoys good garden ground to the front, sides and rear of the property and offer wonderful unobstructed views over the surrounding countryside. The enclosed gardens have been professionally landscaped, include a cobbled driveway and pathways



LOUNGE 4.57m x 3.66m (15' x 12')

A bright and well proportioned living room that has large twin windows to the front and another overlooking the back. Recessed fireplace fitted with multi fuel stove. TV and telephone connection points and wood flooring.

KITCHEN/DINING ROOM 3.39m x 3.10m (12'4" x 10'5")

With window and part glazed door opening to the rear garden, this kitchen is beautifully fitted with a range of "bespoke" solid Ash, base and wall mounted units with granite worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for washing machine and dishwasher. Tiled floor.

FAMILY ROOM & PLAY ROOM 8.16m x 6.34m (26'9" x 20'9")

With stairs from the hall, this open plan area provides versatile accommodation for all the family. Its also been especially designed to take advantage of the lovely views of the surrounding countryside, hills and woods. Under eaves storage space including a large walk-in cupboard. Fitted carpet and TV connections points.

MASTER BEDROOM 4.56m x 3.74m (15' x 10'3")

Comfortable double bedroom overlooking the front of the property. Built-in storage cupboard and fitted carpet.

leading around the house, a rear patio/sitting area adjacent to the house, well stocked flower and shrub beds and areas of lawn. A separate utility area at the far side of the house has been gravelled and includes the garden shed.

DRIVEWAY

Accessed by a shared entrance roadway leading to Howden Farm and entered through double wooden gates at the front.

EXTRAS

Included in the sale are fitted carpets, light fittings, curtains, cooker, fridge, washing machine. Garden shed.

COUNCIL TAX BAND: E

VIEWING: TELEPHONE

GSB PROPERTIES 01620 825368 or

OWNERS 07875 418230

