



License No: ES100012703



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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**WHITTINGHAME
THE COURTYARD FLAT
EH41 4QA**

OFFERS OVER £185,000

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**ATTRACTIVE "B" LISTED MEWS FLAT
FORMING PART OF CONVERTED STABLES**

**GREAT CHARM AND CHARACTER WITH
MODERN IMPROVEMENTS**

LOVELY RURAL WOODLAND SETTING

**ENTRANCE STAIRWELL
DINING HALL
FITTED KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
OIL FIRED CENTRAL HEATING
GARAGE
MATURE GARDENS**

**VIEWING:
TELEPHONE GSB PROPERTIES
01620 825368**

GENERAL DESCRIPTION

Whittingehame is a small rural hamlet which nestles in the heart of the East Lothian countryside at the foothills of the Lammermuir Hills. It is a beautiful and tranquil location yet is a short distance by car from East Linton which provides good local shops catering for everyday requirements, an excellent primary school, restaurants and pubs. It is also about nine miles from Haddington or five miles from Dunbar which provide excellent shopping amenities, schooling for all ages and a wide range of leisure and recreational facilities. In addition, these towns give access to the A1 dual carriageway providing fast access for commuters to Edinburgh city centre, its airport and the motorway network leading north and west.

Converted from the original stables block of Whittingehame House, this impressive, stone-built 'B' listed building with its cobbled courtyard entrance forms part of a small and exclusive residential community comprising of five individually designed homes and the Courtyard "Mews" flat.

This interesting home offers comfortable modern living accommodation while retaining many of its original and pleasing features such as original wood flooring and attractive arched windows. Modern improvements within the property have included a refitted kitchen and bathroom, water tank, log burning stove in the living room, recessed lighting and custom-designed cabinetry. It is also an easily and economically run home with oil fired central heating and there are ample power outlets, TV and telephone connection points throughout. Outside there is the garage beneath the apartment and to the rear is a well-landscaped woodland garden.

This is a most pleasing home – in a wonderful country setting. Ideally suited for those seeking to downsize or perfect as a country retreat. Early viewing is highly recommended.

The Home Report valuation on this property is £185,000. Details of the Home Report can be accessed at: <http://www.packdetails.com/notify.htm?sr=hp278817&pc=E H41 4QA> or by contacting www.gsbproperties.co.uk.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser

with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. There are no moveable items included in the sale.

ACCOMMODATION

INTERNAL STAIRWELL

Accessed from the courtyard, a solid timber front door leads into the private staircase which in turn gives access to the upper floor accommodation.

ENTRANCE HALL AND DINING AREA

Providing access to all the rooms in the property there is a built-in utility cupboard and window which overlooks the rear garden. The dining recess includes a fitted bench and a table.

LOUNGE	4.66M X 4.10M (15'6" X 13'5")
KITCHEN	4.62M X 2.27M (15'2" X 7'5")
BEDROOM 1	3.77M X 3.67M (12'6" X 12')
BEDROOM 2	4.41M X 2.22M (14'5" X 7'3")
BATHROOM	2.26M X 1.68M (7'3" X 5'6")
GARAGE	7.60M X 2.42M (24'10" X 8')

GARAGE

Entered through double wooden doors, the garage contains the original flag stone flooring and is also equipped with an inspection pit, ideal for those interested in car maintenance or indeed for use as additional storage. There is a built-in storage cupboard and another housing the hot water tank. Rear access door leads to a shared inner passageway and the private garden.

GARDEN

Immediately to the rear is a large mature woodland garden. It is terraced in-design and includes a large paved/patio sitting area adjacent to the building with raised stone-wall rockery bed – well-stocked with mature plants and shrubs and a gravelled pathways leading up to a mid level seating area and then a higher level which houses the oil central heating tank.

COUNCIL TAX BAND – D

