



2 Leaston Farm Cottages

Humbie, EH36 5PD

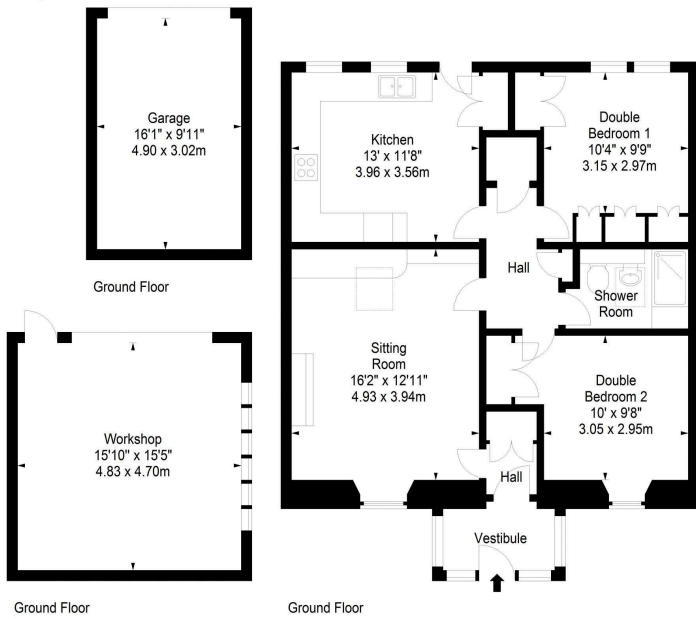
- Wonderful gardens front & rear with raised beds
- Excellent privacy & open outlooks
- Garage & workshop with further garden & views
- Welcoming entrance porch
- Sitting room with study area & wood burning stove
- Well planned kitchen/dining room with door to garden
- Contemporary shower room
- Two double bedrooms
- LPG heating & double glazed throughout

Charming 2 bedroom cottage with mature gardens, open outlook, garage and large workshop

Description

Charming and well presented 2 bedroom cottage in a sought after location on the outskirts of Humbie. The accommodation is presented in excellent condition throughout and has an appealing layout with a modern dining kitchen and contemporary shower room. A welcoming entrance porch with storage leads to the sitting room which overlooks the front garden, has a wood burning stove and useful fitted study area with shelving. The well planned kitchen/dining room opens directly to the rear garden and benefits from an excellent selection of modern units with integrated appliances and ample room for dining. Two double bedrooms and a stylish shower room with underfloor heating complete the internal accommodation.

Approx. Gross Internal Area
835 Sq Ft - 77.57 Sq M
Garage & Workshop
Approx. Gross Internal Area
404 Sq Ft - 37.53 Sq M
For identification only. Not to scale.
© SquareFoot 2021



Location

Located on the outskirts of Humbie which is a small rural village approximately 3 miles from Gifford and 7 miles from Haddington and within easy commuting distance of Edinburgh's City Centre and the City Bypass. The village itself has an excellent primary school, Post Office and Church while the nearby village of Gifford offers a greater variety of local shops catering for everyday requirement as well as a bowling club and two excellent nine-hole golf course. A wider range of facilities can be found in nearby Tranent and Haddington which also have excellent secondary schooling.

Fixtures and Fittings

The carpets, curtains, blinds and light fittings throughout are included in the sale price together with the gas hob, oven, warming drawer, microwave and Smeg fridge/freezer. The small shed in the front garden is also included.

Garden

The garden will be particularly appealing to buyers looking to embrace the rural lifestyle. The front and rear gardens are fully enclosed, have bespoke raised planters and space to sit and enjoy the peaceful location. A large timber garage/workshop is opposite the house and there is a further area of garden with an open view to the rear of this. There is also a further lock-up garage at the top of the lane.

EPC Rating E

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

