



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

OFFERS TO:

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INNERWICK
10 TEMPLE MAINS STEADING
EH42 1EF



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BEAUTIFULLY PRESENTED B-LISTED DETACHED HOUSE FORMING PART OF SMALL STEADING CONVERSION

GENEROUS FAMILY HOME WITH MANY FINE QUALITY FEATURES

**ENTRANCE VESTIBULE
HALL
OPEN-PLAN KITCHEN, LIVING AND
DINING ROOM
4 DOUBLE BEDROOMS
2 ENSUITE SHOWER ROOMS
FAMILY BATHROOM
LANDSCAPED GARDENS
WIDE DRIVEWAY
LP GAS CENTRAL HEATING
DOUBLE-GLAZING**

**VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368**

GENERAL DESCRIPTION

Innerwick is a charming conservation village pleasantly located in the foothills of the Lammermuirs, approximately one mile from the A1 trunk road and within comfortable commuting distance of Edinburgh either by car or by train from local station in Dunbar. Within the village there is an excellent primary school and church while Dunbar, which is five miles away, has more comprehensive shopping facilities including an Asda Superstore, secondary schooling and a wide range of leisure and recreational amenities. These include a leisure pool, sports centre, two fine links golf courses, sailing club based at the harbour and numerous sports and social clubs. East Lothian's beautiful countryside and fine coastline are also on the doorstep. Temple Mains Steading is a small private residential community situated in the heart of the village and its location provides fine open outlooks and access to the beautiful surrounding countryside.

The property offered for sale is an attractive, mainly stone detached house which successfully combines traditional building techniques with contemporary design interiors and immaculate finishes. It provides generous living accommodation with a flexible layout and includes many pleasing features such as cleverly designed Velux and traditional windows providing maximum natural light from all angles, bespoke French doors which form part of the original archways of the building at the rear; recessed lighting, quality carpets, solid wood flooring, contemporary design bathrooms with porcelain tiles and an integrated kitchen with attractive cabinetry and granite worktops. In brief, the accommodation comprises on the ground floor entrance vestibule, hall, two double bedrooms, family bathroom and open-plan kitchen, dining and living room which also gives access to the rear garden. Upstairs there are two further double bedrooms each with their own en-suite shower rooms. It is also an easily and economically run home with LP gas central heating and there is ample storage/wardrobe space, TV and telephone connection points throughout. Outside, there are gardens to the front, side and back and a wide driveway for convenient private parking.

This superb, attractive property will be of particular appeal to those seeking an idyllic village life within easy reach of Edinburgh. It is a most pleasing family home which successfully combines traditional character with modern design interiors. Early viewing is highly recommended.

ACCOMMODATION

| | |
|------------------------|--------------------------------|
| ENTRANCE VESTIBULE | |
| HALL | 5.30m x 2.02m (17'2" x 6'7") |
| LIVING/DINING ROOM | 7.90m x 4.50m (25'11" x 14'9") |
| KITCHEN | 4.50m x 2.60m (14'9" x 8'6") |
| BEDROOM 1/FAMILY ROOM | 4.20m x 3.70m (13'9" x 12'1") |
| BEDROOM 2/STUDY/OFFICE | 4.50m x 2.80m (14'9" x 9'2") |
| BATHROOM | 2.60m x 1.91m (8'6" x 6'3") |
| BEDROOM 3 | 4.50m x 2.80m (14'9" x 9'2") |
| BEDROOM 4 | 4.20m x 3.70m (13'9" x 12'1") |
| ENSUITE SHOWER 1 | 2.55m x 1.99m (8'4" x 6'6") |
| ENSUITE SHOWER 2 | 2.55m x 1.83m (8'4" x 6') |

GARDENS

Bordered by attractive stone walls and fencing, the gardens have been attractively landscaped to provide easy maintenance. To the front is a partially open-plan courtyard/patio area which is south facing and is a wonderful sun trap in the summer months. The larger rear and side gardens include decorative gravel beds, a lawn with deep flower and maturing shrub beds and a paved/patio sitting area adjacent to the house.

PARKING

Immediately to the side of the house is a wide mono-paved driveway which allows private parking for two or more vehicles.

EXTRAS

Included in the sale are all fitted carpets, light fitting, blinds, large 6-burner range cooker, canopy extractor hood, integrated microwave, dishwasher, washer/dryer and American-style fridge/freezer.

MANAGEMENT FEES:

There is a local management company that maintains all the shared areas such as pathways, gardens and lighting. In addition there is a group insurance policy that covers individual properties, third party liability and the communal granary chimney. Total amount combined is approximately £605 per year.

**COUNCIL TAX BAND – F
ENERGY RATING – C**

