



31 BOLTON STEADING

Bolton, Near Haddington, East Lothian, EH41 4HU

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A beautifully presented semi-detached steading conversion with sunny south facing garden within the peaceful hamlet of Bolton near Haddington

Gifford 3 miles, Haddington 3 miles, Edinburgh 21.5 miles,
Edinburgh Airport 29 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Hall with Cloakroom, Open Plan Living Dining Room, Kitchen, and under-stairs Storage Cupboard

First Floor: Landing, Principal Bedroom, Double Bedroom, and Bathroom

Garden: Private Front Garden and Sunny Enclosed Rear Garden with Raised Beds

About: 0.03 acres



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Situation

Bolton is a pretty hamlet, situated between the highly regarded village of Gifford, and the bustling market town of Haddington. The village, with its picturesque properties and ever-changing rural outlook is a popular residential area, boasting a quiet pace and rural charm, within easy driving distance of the nearest amenities.

Gifford village is 3 miles south of Bolton and benefits from a local store, a newsagent/post office, a park with a play area, the Goblin Ha and the Tweeddale Hotels, a garage, Church, popular café, delicatessen, a designer homeware shop, and a highly regarded primary school. Two golf courses lie close by, and there is a popular sports club in the village. There is a very active community with attractive village Hall and Gifford hosts over 20 interest groups including an award-winning community film club, art group, horticultural society and community woodland group, mini rugby, cricket and bridge club.



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A much wider range of facilities, including supermarkets, a leisure centre with swimming pool. Compass private primary school and the Knox Academy secondary school, are available at the nearby county town of Haddington, also 3 miles from Bolton. Bolton is ideally placed for the wealth of sporting opportunities available throughout the county - inland, in the nearby Lammermuir Hills or on the coast, a short drive away.

There are local buses from Bolton to Gifford and Haddington and surrounding villages on a circular route, as well as express buses from Haddington to into Edinburgh and on to Dundar and beyond. The nearest train stations at Drem or Longniddry are both approximately a 20-minute drive, or Dunbar, a 30-minute drive, which has direct trains to London.

Description:

Bolton Steading is a handsome collection of steading developments which offer spacious and bright houses, presented in attractive earthy tones, in keeping with the picturesque East Lothian countryside that surrounds them.

31 Bolton Steading is a semi detached 2-bedroom house, which is ideal as first home or a rural downsize. The property is entered on the ground floor, where a bright hall offers access to the stairs that ascend to the first floor, a door to the main living space, a convenient cloakroom with WC and basin, and sensible hall cupboard. The large open plan living and dining space is preceded by a semi-open plan kitchen to the right, which offers a selection of base and wall mounted cabinetry with integrated oven, hob and extractor hood, with space for additional freestanding whitegoods. The kitchen enjoys a bright and leafy outlook to the east. Returning to the open plan living dining room, the hallway beyond the kitchen opens to a bright dual aspect lounge with ample space for a dining table to host friends and family. A south facing door leads out to the rear garden area, where there is a patio ideal for soaking in the sun.

Returning to the reception hall, the stairs ascend to the first-floor landing, from which the principal bedroom, second bedroom and bathroom all lead. The principal bedroom is a large and bright room, with built in wardrobes from Sharpes. The second bedroom is a bright and spacious room, currently being used as a study. The bathroom is attractively presented with neutral tiles and is fitted with a bath with shower over, basin and WC.



Garden:

There is a sunny south facing garden at the rear of the house, with low maintenance gravel paths that are flanked by productive raised beds and are bounded by a handsome stone wall. There is a patio area that is ideal for dining alfresco and soaking up the sun on a bright day. At the front of the house is a low maintenance rockery, with a variety of shrubs and plants designed to thrive on the shadier side of the house. There is an allocated parking space, and ample visitor parking on the roadside.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

Mains electricity and water, with central heating operated by an electric boiler.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the properties is EH41 4HU

EPC – Band C

Local Authority

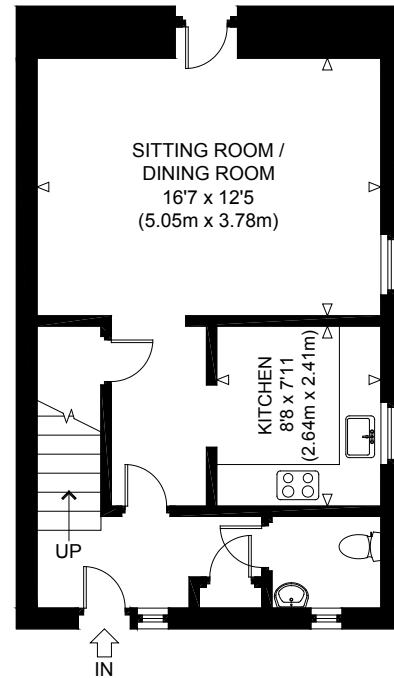
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax – Band E

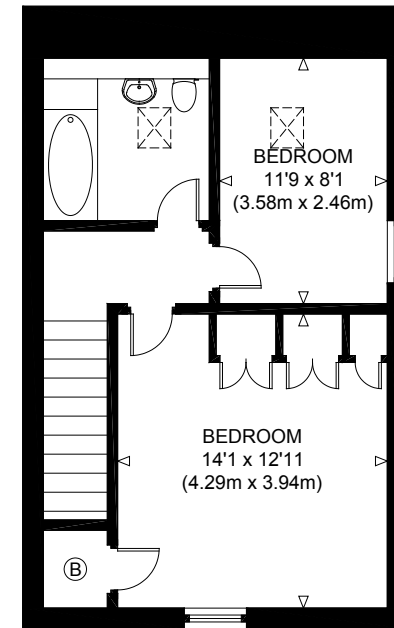
Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 444 SQ FT / 41.2 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 439 SQ FT / 40.8 SQ M

BOLTON STEADING
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 883 SQ FT / 82.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.



Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

