



GLADSHOT COTTAGE

Haddington, East Lothian EH41 4NR



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A delightful 2-bedroom traditional cottage near the popular market town of Haddington, with a charming garden and views out over the surrounding East Lothian countryside.

Haddington 3 miles, East Linton 8.5 miles, North Berwick 12.5 miles,
Edinburgh City Centre 16.5 miles

Summary of Accommodation

Entrance Hall, Sitting Room, Dining Hall, Conservatory, Kitchen, Utility Room, Two Double Bedrooms and a Bathroom

Outbuildings: Double Garage

Garden: Delightful gardens surrounding the property with a gravel parking area to the front and a lawned area to the rear.

About: 0.17 acres (0.07 Ha)



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Situation:

The pretty county town of Haddington is the historic seat of power for East Lothian and remains today the centre of local government and administration with a population of around 10,000.

There are a number of independent retailers, cafes and restaurants in the town catering for most people's needs and tastes, with a large central Tesco and an Aldi supermarket at the new Haddington Retail Park. Additional shopping can also be easily accessed via the A1 at Fort Kinnaird Retail Park near Musselburgh.

Within easy walking distance, along the river, is Haddington's main leisure centre, however, between East Lothian's fantastic coastline and the Lammermuir Hills, a range of further sporting activities such as walking, hiking, cycling, riding, surfing and sailing are all within close proximity. Golfers are spoilt for choice with superb links courses at North Berwick, Gullane and Dunbar, with a range of further inland courses, and Haddington itself boasts two 9-hole golf courses.

There is fast and efficient access to Edinburgh by car via the A1 dual carriageway, with several direct bus services from Haddington to the city. A commuter rail service is available from East Linton, Longniddry and Drem train stations, whilst Dunbar provides a fast train service to London Kings Cross.

For schooling in Haddington, there are two primary schools alongside the Compass private preparatory school, and secondary education can be provided at Knox Academy High School, with further private schooling available at Lorretto in Musselburgh and a variety to choose from in Edinburgh itself.

Gladshot Cottage

Gladshot Cottage is an attractive, traditional 2-bedroom cottage with a red pantile roof that was renewed in 2021. Situated along a quiet, rural lane, approximately 3 miles west of Haddington, the cottage is surrounded by neighbouring farmland with views across open countryside.

Approached via a gravel driveway with parking for up to four cars, steps lead up to the front door that enters into an entrance portico – a useful area to store jackets and outdoor accessories. Following through a secondary doorway, you arrive into the entrance hall, with two double bedrooms on the right hand side and the reception rooms approached through a doorway on the left.



Entering into a spacious dining hall with hardwood flooring throughout, there is ample room for an 8-seater dining table, and a double recessed wall cupboard to one corner provides useful storage.

Leading through from the dining hall, French doors open into a bright south-facing conservatory, with a red terracotta tiled floor and room for a further dining or seating area for entertaining. An additional external door opens from the conservatory onto the driveway, providing direct access to the garden and adjacent outdoor dining spaces.

Returning to the dining hall, a door on the left leads through to a charming sitting room that spans the width of the house, with dual aspect windows to either end that flood the room with natural light. A central fireplace fitted with a new, multi-fuel woodburning stove provides an attractive focal point to the room, and a ladder hatch in the ceiling provides access to a large, floored loft space that is supplied with electricity, providing ideal storage. Subject to planning, the loft, given its height, could potentially be utilised to create a first-floor extension.

Adjacent to the sitting room is the kitchen with a tiled floor and a range of floor and wall mounted timber units that incorporate an electric hob, an under-counter fridge, a Competence double oven and a sink in front of the window that overlooks the rear garden. A glazed door leads out from the rear of the kitchen into a separate utility area with large, dual aspect windows overlooking the garden and plumbing for a washing machine and tumble drier. A timber split stable door leads from the utility room directly out to the rear garden.

Returning to the entrance hallway, both double bedrooms benefit from fitted wardrobes providing useful storage, and the bathroom is situated at the end of the hall, fitted with a white bath, basin and WC.

Garage

Standing adjacent to the property is a large double garage with windows out to the east allowing through natural light. Access from the driveway is via an up-and-over garage door to the front, with a further pedestrian door to the back allowing ease of access from the rear garden. The garage is supplied with electricity which provides a practical area to house a large chest-freezer. Within the floor of the garage is an inspection pit, covered by a timber floor hatch, that provides a suitable workspace for a mechanic to work from under a car. Subject to planning, the proximity of the garage to the house could offer an ideal extension prospect.

Garden

Delightful gardens wrap around the entire property, with the majority laid to lawn at the rear, surrounded by mature trees, shrubs and herbaceous borders. Access from the rear of the property, through the utility room, opens onto a gravelled area with a stone pathway that leads around the home and gives access to the rear door of the garage. The large, flat lawned area features a patio to the far corner providing an ideal spot for alfresco dining, with wonderful views, through the surrounding trees, of North Berwick Law. A large timber fence determines the edge of the garden, with a wooded area behind the north fence line that shields the garden from any wind. A gateway behind the patio provides access to the septic tank (with right of access to the tank over the neighbouring farmer's land). The rear garden is fully enclosed by gates and fencing allowing a useful 'safe' area for children or dogs to roam freely.



Fruit trees line the eastern side of the property where a pathway leads from the rear garden to the front gravelled driveway. Herbaceous borders flank the front of the house where beautiful climbing roses and wisteria trail. A further gravelled dining area is situated behind the conservatory that is shielded from the road by a large beech hedge. The perimeter of the property is primarily delineated by a timber fence.

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 private drainage and electric central heating. Previous area for propane gas tank allows re-installation of gas if desired.

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH41 4NR

EPC Rating

Band F

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.

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:

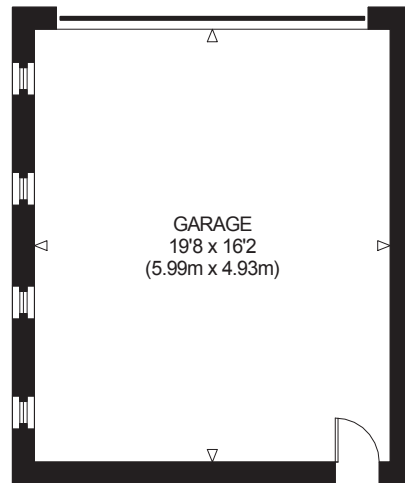
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

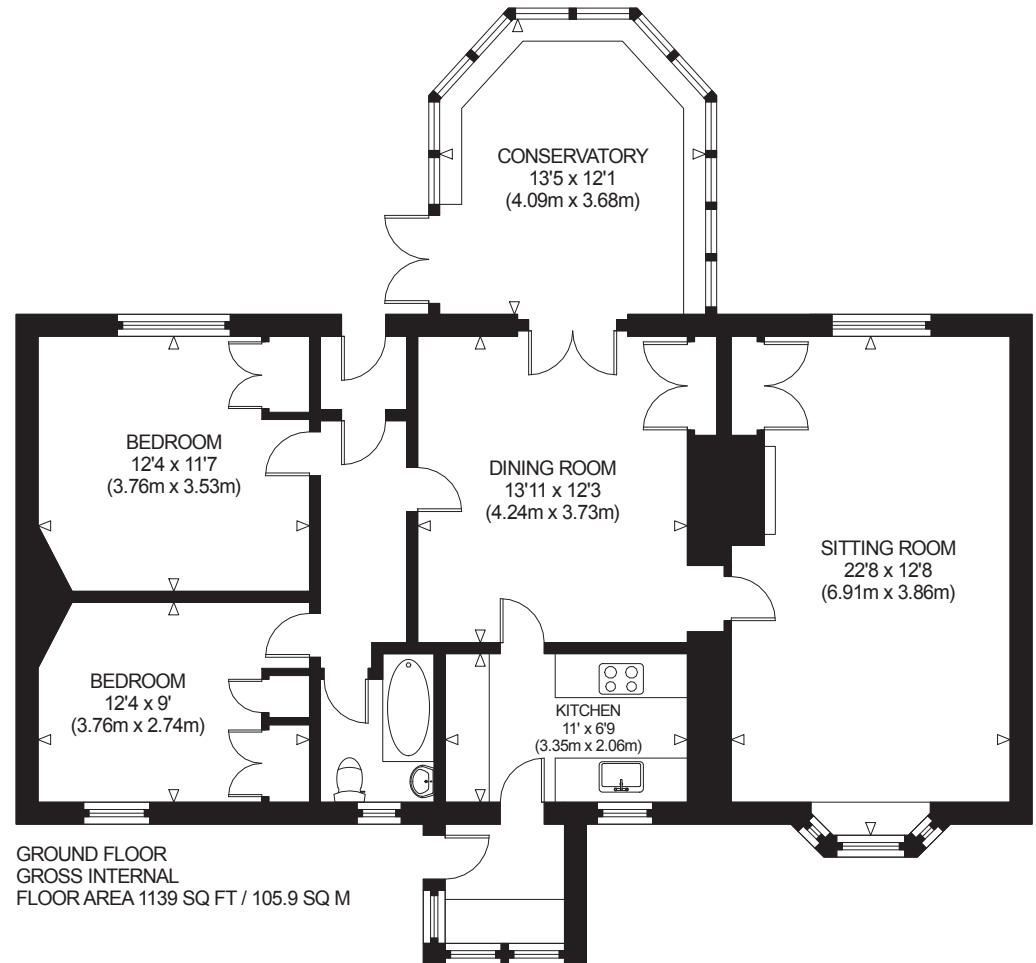
Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that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







GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 318 SQ FT / 29.5 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1139 SQ FT / 105.9 SQ M

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1139 SQ FT / 105.9 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 318 SQ FT / 29.6 SQ M
 TOTAL COMBINED FLOOR AREA 1457 SQ FT / 135.5 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

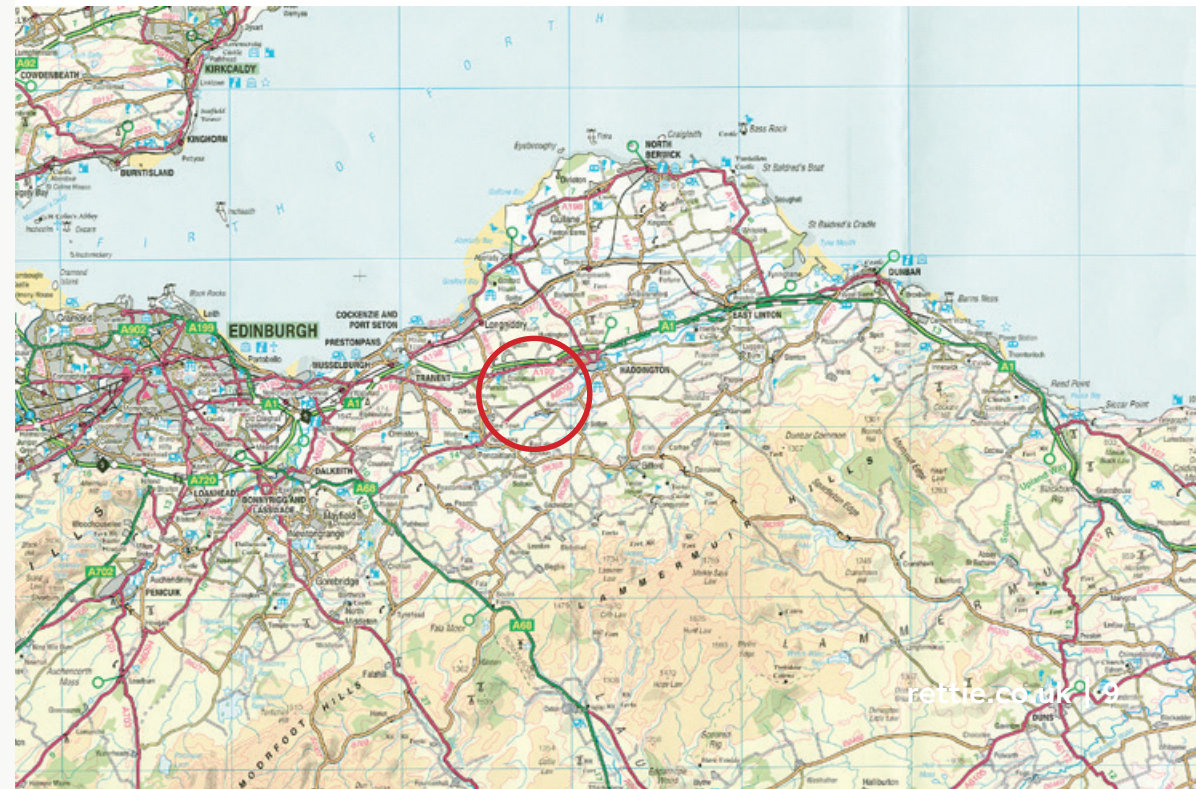
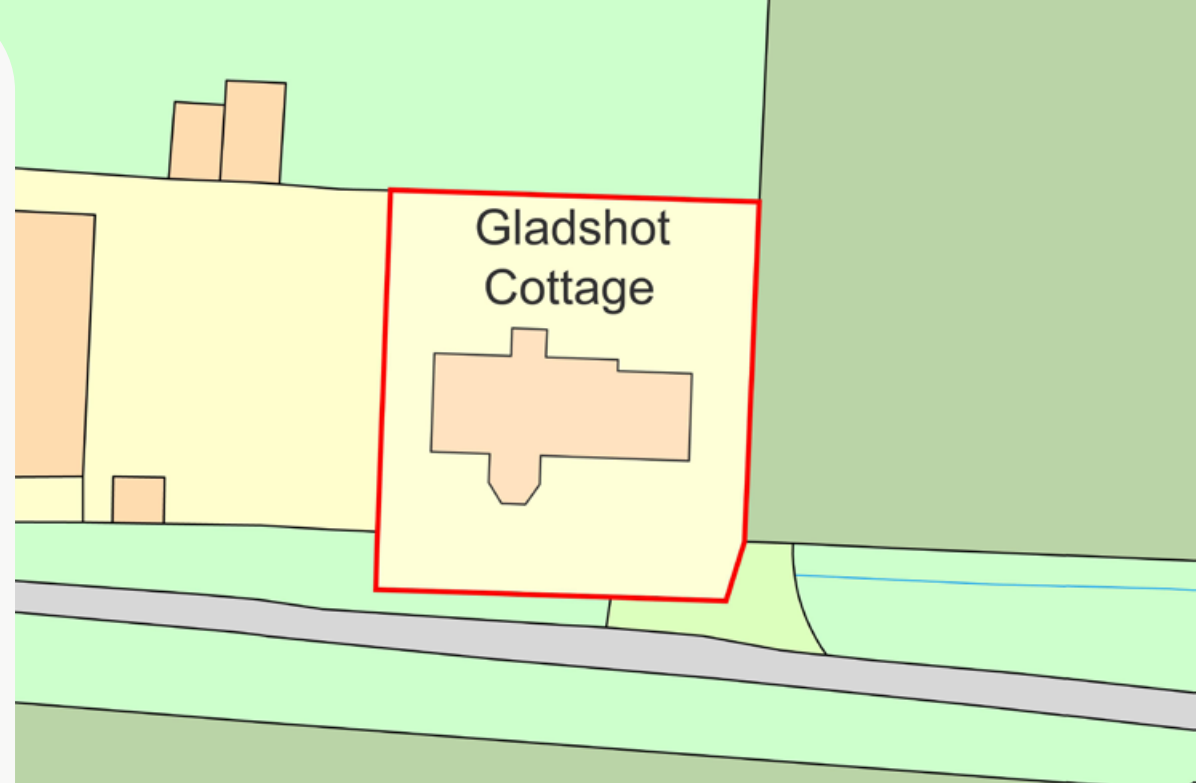
Servitude Rights, Burdens & Wayleaves:

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, 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

