







# 3 COLSTOUN MAINS COTTAGES Haddington, East Lothian, EH41 4PB.

A recently renovated, charming 3-bedroom traditional stone cottage, nestled within the heart of East Lothian's rolling countryside, within close proximity of Haddington's amenities and within commuting distance of Edinburgh.

Haddington 2.4 miles, Gifford 2.4 miles, East Linton 7.1 miles, Edinburgh 21.4 miles, Edinburgh Airport 29.8 miles (All distances are approximate).



## Summary of Accommodation:

**Ground Floor:** Entrance Porch, Entrance Hall, Open-Plan Kitchen-Dining Room, Sitting Room, Principal Bedroom, Two further Double Bedrooms, Bathroom and a Utility/Cloakroom with WC.

**Garden:** A rear garden which is predominantly laid to lawn, with open views over breathtaking East Lothian countryside, with a gravelled area directly outside of the house perfect for alfresco dining.

**Parking:** Off street parking, ample parking space for 5 cars opposite the front of the property.







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#### Situation:

3 Coulston Mains Cottages is ideally situated between Haddington and Gifford, with the larger town of Haddington offering an extensive range of amenities where there is a Tesco & Aldi Supermarket, independent shops, and a monthly farmers' market. The nearby train stations at East Linton, Drem and Longniddry provide links to Edinburgh, with Dunbar on the main east coastline providing options to the South including Kings Cross and Penzance.

The property is well located for easy access to the surrounding coastal towns and villages of East Lothian with their golf courses, beaches, and restaurants. The property resides within the catchment for Yester Primary School and secondary schools are available in Haddington with the independent sector catered for by the Compass School in Haddington and Belhaven Hill Preparatory School in Dunbar as well as Loretto School at Musselburgh and the numerous day and boarding schools in Edinburgh.

#### **General Description:**

3 Colstoun Mains Cottages is a charming recently renovated, traditional stone-built cottage sitting beneath a slate roof, situated within an enviable position with far reaching views over rolling East Lothian farmland, yet easily accessible to both Haddington and Gifford. The property has recently benefited from an extensive renovation throughout and now benefits from double glazing and under floor heating provided by a newly installed air source heat pump.



The house is approached via a shared road that arrives to ample parking in front of the house, at the side of the property there is a larch clad porch that opens to an entrance hall, giving access to an open plan kitchen/dining room and utility room, with an alcove opening to a generous sitting room. The kitchen/breakfast room has stunning views over the rear garden and farmland beyond, with bi-fold doors providing easy access out into the garden. The kitchen area has a range of wall and base mounted units, with basin overlooking the rear garden. Modern appliances include an electric oven with four ring electric hob above and a fridge/freezer, with space for a dishwasher which is plumbed. The dining area has space for a dining table and chairs with an open alcove giving access to the sitting room. Adjacent to the kitchen is a utility room/cloakroom with WC, which is plumbed for a washer/ dryer, with WC and wash hand basin.

The sitting room is a generous size and features a log burning stove sitting beneath a wooden mantel and enjoys views over the front of the property.

From the sitting room an inner hall gives access to a principal bedroom, two further double bedrooms and a family bathroom. The principal bedroom has a dual aspect with a French door opening to the rear garden. The two remaining double bedrooms are both good sizes, one overlooking the front of the property, the other looking over the rear garden. Completing the accommodation is a family bathroom, with bath with overhead shower attachment, WC, wash hand basin and heated towel rail.

#### Garden:

The rear garden consists of a gravelled area, perfect for al fresco dining, with steps leading up into the main garden, which is predominantly laid to lawn, with stunning views over rolling East Lothian farmland and forestry beyond.





## **GENERAL REMARKS AND INFORMATION**

## Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

## **Satellite Navigation**

For the benefit of those with satellite navigation the property's postcode is EH41 4PB.

## **Fixtures and Fittings**

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

**Entry & Possession** Entry and vacant possession will be by mutual agreement and arrangement.

## Services

Mains water and electricity, drainage to shared septic tank, central heating provided by air source heat pump.

## Local Authority

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

## **Council Tax**

Band D.

## **EPC** Rating

Band C.

## 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.





#### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 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.

#### 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.

#### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www. onthemarket.com , and www.thelondonoffice.co.uk.

In addition, our social media platforms are facebook.com – RettieTownandCountry; twitter.com – RettieandCo; Instagram and LinkedIn.

#### 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.





#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

#### 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 misstatement 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 especial 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.







**GROUND FLOOR GROSS INTERNAL** FLOOR AREA 115.1 SQ M / 1238 SQ FT

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