



DOVE COTTAGE,
Garvald, Haddington, East Lothian, EH41 4LL.



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A charming semi-detached 3-bedroom cottage, with beautiful garden, situated in tranquil East Lothian countryside, within close proximity to Garvald conservation village and commuting distance to Edinburgh.

Gifford 4 miles, Haddington 6 miles, Edinburgh 24 miles, Edinburgh Airport 33 miles
(All distances are approximate)

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Kitchen, Two Double Bedrooms, Porch/Boot Room and Shower Room.

First Floor: Galleried Room and Double Bedroom.

Garage: Single Garage, with electricity.

Garden: There is a beautiful front garden, which is predominantly laid to lawn with a colourful herbaceous border, boxed hedging and a paved patio area perfect for alfresco dining. To the rear of the property there is a gravelled area.



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Situation:

The delightful and highly desirable East Lothian Conservation village of Garvald is situated on the Papana Water approximately 6 miles from the County town of Haddington and approximately 24 miles from Edinburgh. From Haddington, just six miles away, the A1 dual carriageway provides easy access for commuters to Edinburgh, the international airport and the motorway network to the north, south and west. The village itself has an active community with a Village Hall, and well renowned local pub The Garvald Inn, an active Kirk and a large Recreation Ground. Nearby Gifford has local shopping, a primary School and two nine-hole golf courses, with Haddington providing a busy High Street with a range of specialist shops, a Tesco & Aldi Supermarket, Secondary Schooling, a modern swimming pool/leisure complex and many other social and leisure activities

General Description:

Dove Cottage is approached via a main road that arrives to a wooden vehicular access gate that opens to a private gravel driveway, where there is ample parking space for three cars in front of the single garage. The property is a semi-detached traditional stone-built cottage sitting beneath a slate roof, with render extension to the rear and benefits from double glazing throughout.

The glazed front door opens to an entrance hall, giving access to a generous sitting room which has an open fireplace sitting beneath a stone mantel, with views overlooking the front garden. There is a corner cupboard housing the hot water cylinder, with a door opening to a double bedroom which overlooks the rear of the property.

A glazed door opens to the kitchen, which has a range of wall and base mounted units, with a basin and appliances which include an oven with four ring induction above, half height fridge and freezer and washing machine. There is an understairs cupboard providing further storage and a glazed door leading out to a back porch/boot room.



Returning to the entrance hall there is a further double bedroom which overlooks the front garden. Returning to the kitchen there is a shower room with walk-in shower cubicle, WC and wash hand basin, and stairs ascending to the first floor giving access to a galleried room and a door opening to a further double bedroom, with views over the front garden with a water tank situated in the corner. The two rooms upstairs benefit from dormer windows overlooking the front garden.

Garage:

The single garage has a render façade sitting beneath a flat roof. The single garage has a hardstanding with electricity and a manual door.

Garden:

At the front of the property there is a paved patio area with half height stone wall that opens to a charming front garden, which is predominantly laid to lawn with herbaceous border which provides colour throughout the year, with box hedging and roses, with a sheltered patio area which has views over rolling farmland beyond. To the rear of the property there is a gravelled area with coal store and raised bed.

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 4LL.

Fixtures and Fittings

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

Entry & Possession

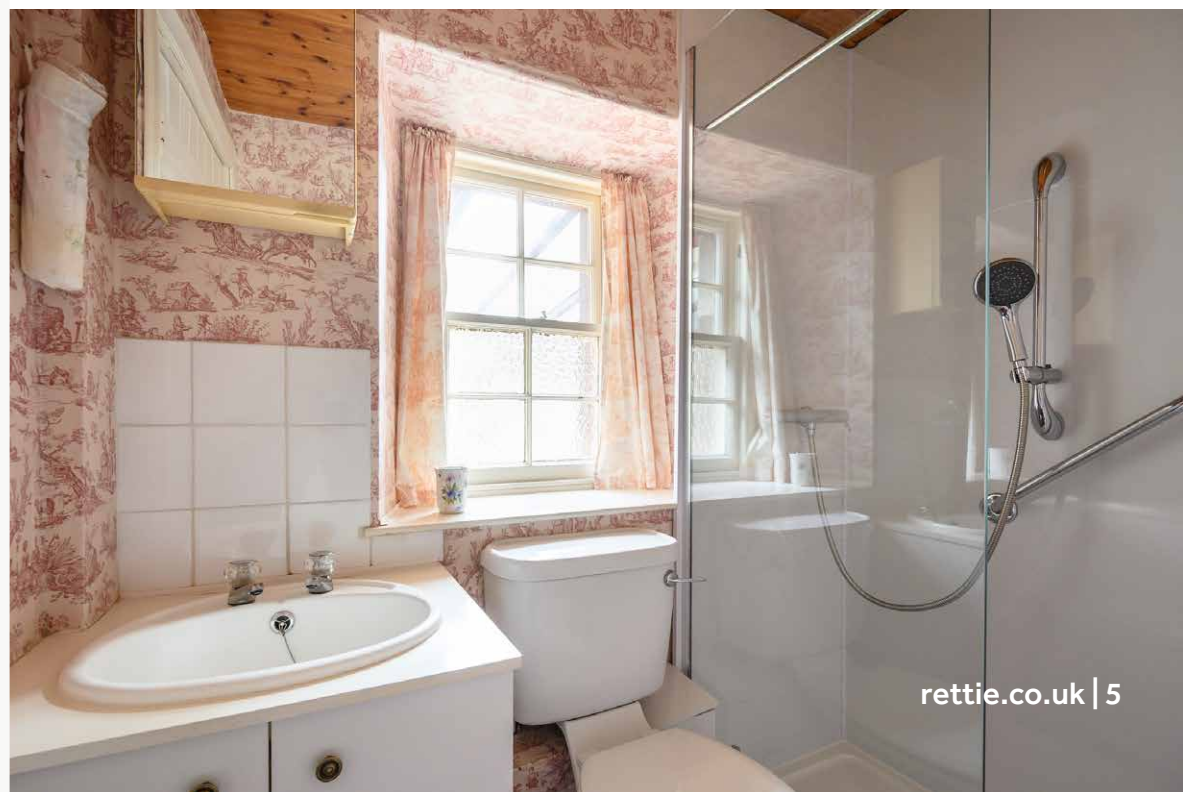
Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains electricity, water, shared septic tank and oil fired central heating.

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 TBC

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.

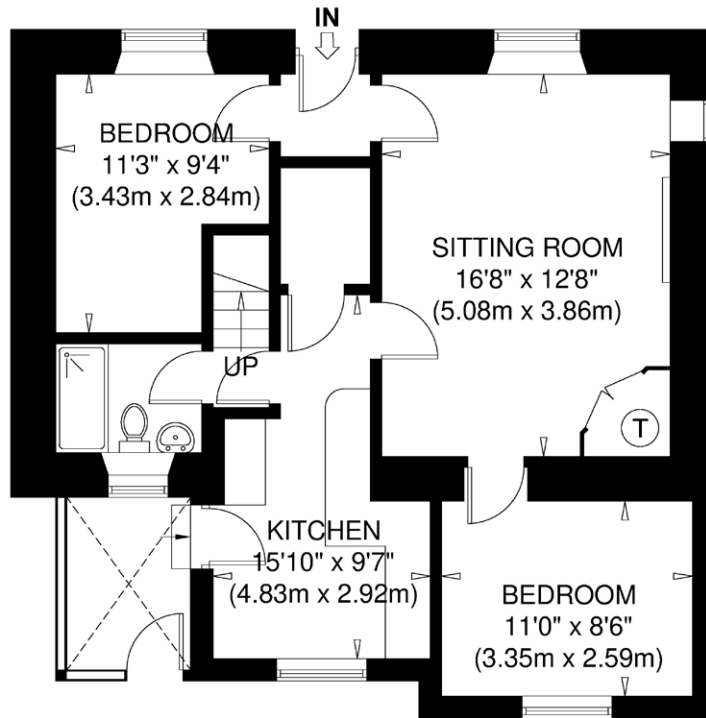
In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

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.

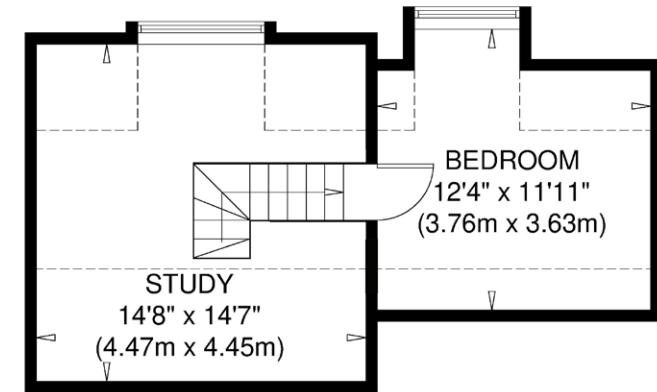
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



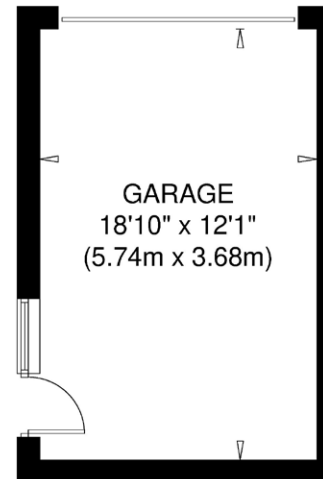


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 66.3 SQ M / 713 SQ FT

= Reduced headroom below 1.5m / 5'0



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 32.7 SQ M / 351 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 21.2 SQ M / 228 SQ FT

DOVE COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 99 SQ M / 1064 SQ FT
GARAGE AREA = 21.2 SQ M / 228 SQ FT
TOTAL = 120.2 SQ M / 1292 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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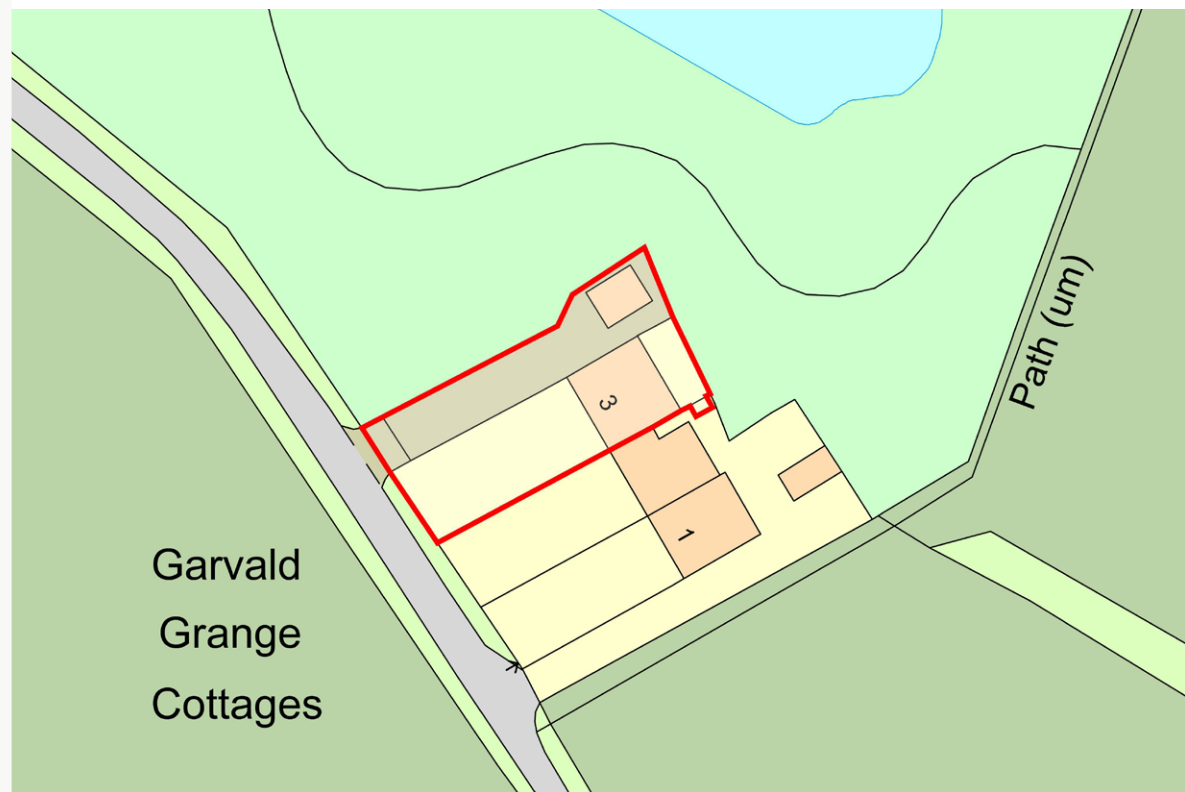
Misrepresentations

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.





RETTIE

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