



**MULBERRY COTTAGE
GARVALD
HADDINGTON
EH41 4LN**

**OFFERS OVER
£375,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**SPACIOUS AND
EXTENDED TERRACED
COTTAGE WITH
ATTRACTIVE GARDENS
SET IN A DESIRABLE
VILLAGE LOCATION**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Mulberry Cottage is a stylish and extended terraced cottage blending classic period style with modern interior build quality. Garvald is a quaint and much sought after village approximately 6 miles to the south east of Haddington and approximately 4 miles from Gifford. There is a small village green, and opposite that, the Garvald Inn and a large community park, woodland and childrens' play area. More extensive amenities are available at Haddington including a Tesco superstore.

Primary schooling is available in neighbouring Gifford and secondary schooling is available in Haddington. The local authority provide transport to and from the schools. The A1 provides good road links to Edinburgh and the city bypass or to Dunbar in the other direction. There is a regular bus service from Haddington to Edinburgh

Internally the property is in excellent decorative order throughout and benefits from both oil fired central heating and double glazing and is in move in condition. All fitted carpets and blinds are included in the sale together with the integrated appliances.

The garden boasts an array of established plants and shrubs

Detailed Accommodation:

Hall:

Welcoming and spacious entrance hall. Deep under stair storage cupboard. Shelved cupboard. Two radiators. Carpet. Carpeted staircase to upper floor.

Lounge:

Fabulous and spacious room with twin windows to front. Window seat. Feature fireplace housing wood burning stove. Two shelved recesses with storage cupboards below. TV point. Radiator. Carpet. Open plan to:





Dining Kitchen:

Stylish and fully fitted dining kitchen with fitted Shaker style wall and base units. Smeg range style cooker with electric ceramic hob and electric oven. Extractor hood. Ample solid wood work surfaces with integrated sink with drainer and tiled splash back. Two integrated wine racks. Integrated washing machine and dishwasher. American style Fridge/Freezer with integrated wine cooler. Dining area with space for large table and chairs. French doors to garden. Radiator. Solid wood flooring.

Bedroom 2:

Double bedroom with dual aspect to front and rear. Built in wardrobe with hanging space and shelving. Shelved recess. Radiator. Carpet.



Bedroom 3:

Second double bedroom with window to rear overlooking garden. Built in wardrobe with hanging space and shelving. Radiator. Carpet.

Bathroom:

Contemporary family bathroom with white three piece suite comprising double ended bath, wash hand basin and WC. Shower compartment with powerful mixer shower. Window to rear. Extractor. Heated towel rail. Tiled floor.



Upper Floor:

Master Bedroom:

Large double bedroom with window to rear with open outlook over garden. Radiator. Carpet. Door to;

En-Suite Shower Room:

Shower compartment with powerful mixer shower. White tow piece suite comprising wash hand basin and WC. Extractor. Heated towel rail. Tiled floor.

Dressing Room:

Extensive built in wardrobes provide excellent hanging space and shelving. Roof window to rear. Radiator. Carpet.

External:

There is a fabulous enclosed garden to the rear of the property with a large lawn bordered by an attractive array of plants and shrubs. Space for garden furniture. A gate and private path leads to the well maintained Garvald Park.



Photographs and floor plan by J Murdoch Photographic Co. Ltd. 07850 092123



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.
Energy Efficiency Rating: D