



SIMPSON & MARWICK

## 4 Burnside Court

Garvald, EH41 4LN

[simpsonmarwick.com](http://simpsonmarwick.com)

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**Spacious and well presented 5 bed house with garden and garage in village location with views**

- Sought after village with wonderful views
- Enclosed garden, single garage & driveway
- Welcoming entrance hall with storage
- Kitchen with excellent selection of fitted units
- Sitting room with wood burning stove
- Dining room with stairs to first floor
- Five double bedrooms
- Bathroom & shower room
- Oil central heating & double glazed throughout

#### Description

Spacious and well presented modern 5 bedroom house situated in a quiet cul de sac located in the heart of the sought after village of Garvald. There are wonderful open views to the rear and a charming enclosed garden with a greenhouse ideal for those looking to embrace the rural lifestyle. A driveway with parking for one car and single garage add to appeal. Internally the accommodation provides a flexible layout and is presented in excellent condition. A welcoming hallway with cupboards leads to a well planned kitchen with a selection of fitted units. There is a dining room/family room and a large sitting room with a wood burning stove and patio doors leading to the garden. There are also three double bedrooms and a bathroom on the ground floor with two further double bedrooms and a shower room on the first floor.





**Location**

Garvald is a friendly and attractive village situated in a unique location and only 10 minutes from Haddington. Easy access is available to Edinburgh via the A1 dual carriageway from Haddington. Garvald has a pub, post office, church and meeting room, the Nunraw Monastery and an active village hall with a range of activities. Primary schooling is available in nearby Gifford (4 miles) or Haddington (6 miles) with Secondary Schooling available at Knox Academy, Haddington or Dunbar High (6 miles). Private schooling is available in Haddington, Musselburgh and Edinburgh. East Lothian also has its own University (Queen Margaret University), only 30 minutes from Garvald. The village is well served by local businesses delivering newspapers and milk. A newsagent, Co-op supermarket, cafe and 2 hotels are just 5 minutes away in Gifford and a good range of local shops, a monthly farmer's market and major supermarkets are available in Haddington and Dunbar. Train services are available from Dunbar (main East Coast line from Kings Cross to Edinburgh and Glasgow), stations on the North Berwick line, or from Newcraighall or Brunstane (just 8 mins to Waverley). The A1 from Dunbar provides road links to the Scottish Borders and England, Berwick upon Tweed - 40 mins.

**Fixtures and Fittings**

The carpets, blinds and light fittings throughout are included in the sale price together with the electric hob, double oven and extractor hood. The shed and green house in the garden are also included.

**EPC Rating D**

**Home Report**

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

The owner will not warrant the working order of any of the fixtures and fittings which are included in the sale price.



Approx. Gross Internal Area  
1733 Sq Ft - 161.00 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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