



Traprain Cottage Standingston Farm

Haddington, East Lothian, EH41 4LF

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SIMPSON & MARWICK

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Charming six bedroom detached family house with generous mature garden grounds and a substantial paddock

- Beautifully presented, versatile family accommodation
- Drawing room with a triple aspect & wood burning stove
- Family room with an open fire
- Well appointed kitchen/dining room
- Principal bedroom & five further double bedrooms
- Family bathroom, en-suite bathroom & additional shower room
- Utility room, external stores & workshop/garage
- Delightful, mature garden & driveway parking
- Substantial paddock extending to approx. 5 acres
- Biomass central heating & double glazing





DESCRIPTION

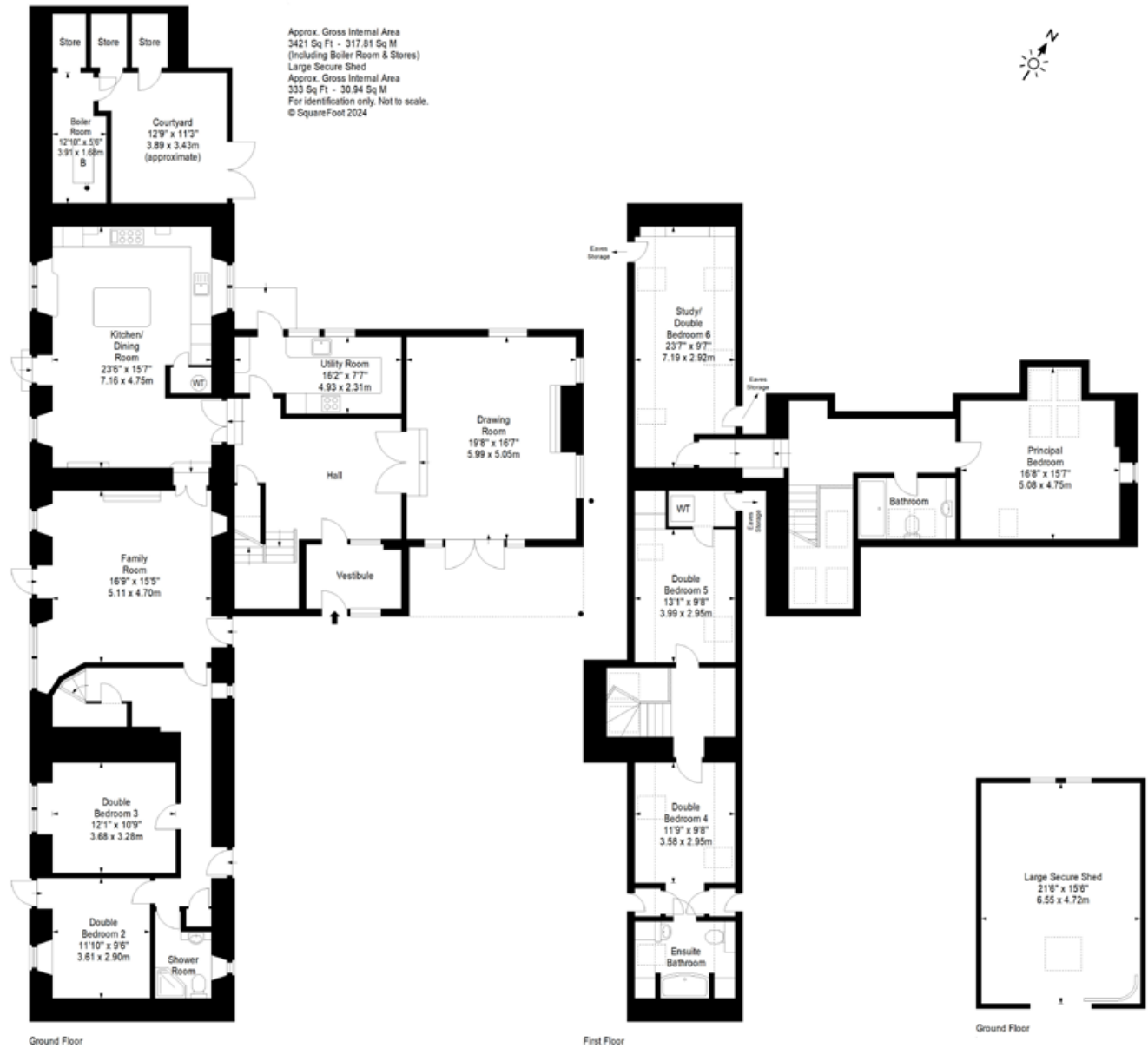
Traprain Cottage is a charming and unique 6 bedroom stone built detached house, formerly three farm cottages, peacefully situated in a sought after rural location at the foot of Traprain Law, a few miles outside the popular village of Gifford and within easy reach of the market town of Haddington, the beautiful East Lothian coastline and Edinburgh city centre.

The beautifully presented property offers generously proportioned, versatile family accommodation, in excellent order throughout, with the additional benefit of a 2.5 acre mature garden with a delightful orchard and pond, a workshop/garage and external stores to the rear, lovely open views across the countryside and a substantial paddock, adjacent to the property, extending to approximately 5 acres.

LOCATION

Gifford offers excellent local facilities including a few local shops, a village store, Post Office, two coffee shops, two country pubs with accommodation and two local golf courses. There is also a bowling club, a village hall and a children's play park. The market town of Haddington, approximately four miles away, provides a wider range of restaurants, supermarkets, leisure facilities and a high school. The well regarded Yester Primary School in Gifford and Knox Academy in Haddington are the catchment schools for the area and there is a school bus service that collects and drops off from the house. Private schooling is also available at Compass in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh with further choices available in Edinburgh. The City Centre can be easily reached in approximately 35 minutes by car and there are excellent rail links to Edinburgh at Drem, East Linton and Longniddry which are approximately 15 minutes away by car.





FIXTURES AND FITTINGS

All fitted carpets, floor coverings, curtains (with the exception of the single curtain in the principal bedroom), blinds and light fittings throughout are included in the sale price together with the Rangemaster double oven cooker with a grill, slowcooker/plate warmer, 5 gas ring and 2 ceramic ring hob, dishwasher, full height fridge and freezer, drinks fridge, additional ceramic hob and Neff oven, washing machine and tumble dryer in the utility room. The summer house is also included in the sale price and certain items of garden equipment may be available by separate negotiation.

SERVICES

The property is served by mains electricity, heated by a Biomass pellet central heating system and is fitted with double glazing throughout.

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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.