



## Juniper Cottage

Garvald, EH41 4LN

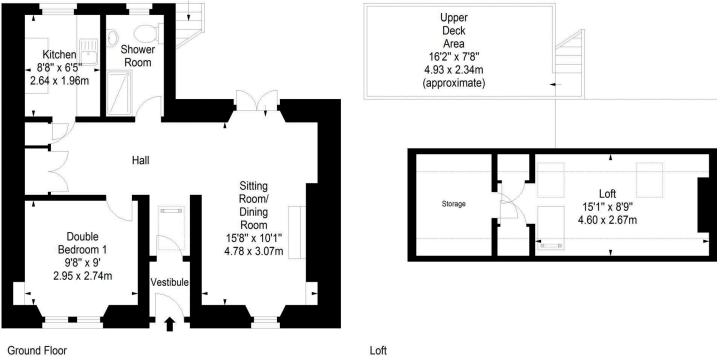
- Charming 1 bed cottage in sought after village
- Lovely open outlook to rear
- Courtyard garden & roof terrace
- Entrance vestibule & hallway with storage
- Sitting/dining room with doors to courtyard
- Double bedroom to front
- Kitchen with fitted units
- Shower room with white suite
- Ladder leading to floored loft with velux
- Single glazed & wood burning stove

Charming 1 bed cottage in sought after village with open outlook to rear and courtyard garden

### Description

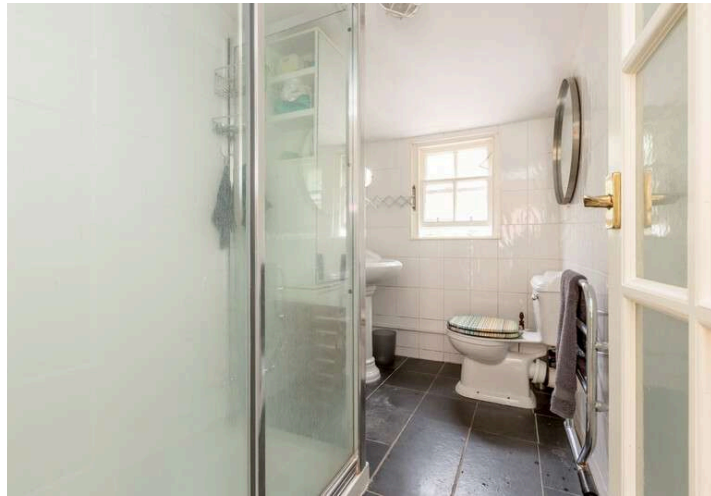
Juniper Cottage is a delightful one bedroom semi detached cottage located in the sought after village of Garvald. To the rear is a sheltered courtyard garden and a roof terrace overlooking a small stream towards open countryside. The property would be ideal as a permanent or second home. Internally a vestibule leads to a generous hallway/study area with fitted storage, the sitting/dining room has a double aspect with a wood burning stove and patio doors to the courtyard garden, a galley style kitchen benefits from fitted units and there is a shower room with white suite. There is a double bedroom to the front and a loft ladder in the hallway gives access to a floored attic with velux window and additional storage. There may be the potential to extend subject to obtaining the relevant permissions.

Approx. Gross Internal Area  
687 Sq Ft - 63.82 Sq M  
For identification only. Not to scale.  
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## 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, curtains, blinds and light fittings throughout are included in the sale price together with the cooker, fridge and washing machine. Some items of furniture may be available by separate negotiation.

## EPC Rating G

## 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.

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.

