



# Marquis of Lothian Cottage Marygate

Holy Island, TD15 2SD

Offers In The Region Of £375,000

Marquis of Lothian Cottage is an attractive stone built two bedroom cottage, located on Marygate, which is in the heart of the highly sought after Holy Island. The cottage has benefited from extensions to the rear, creating spacious and comfortable living accommodation with character and charm.

The cottage is entered into a large living room with a beamed ceiling and a stone built fireplace. Door from the living room into a generous well appointed breakfasting kitchen with an excellent range of units with appliances and views over the rear garden. The cottage has a bathroom with a white four piece suite and two double bedrooms with beamed ceilings and the main bedroom has an en-suite shower room. There is a useful utility, full double glazing and oil central heating.

Large enclosed private garden at the rear of the cottage which has a sitting area overlooking lawns with well stocked flowerbeds and shrubberies.

The cottage would make an ideal retirement, or holiday home. Viewing is highly recommended of this charming cottage.



## Holy Island

Holy Island is an historic and picturesque island with a charming village with shops, cafes, public houses and the medieval Priory, founded by St Aidan. Steeped in history the island is the home of the world renowned Lindisfarne Gospels and the 16th century Castle. The island has lovely walks along sandy beaches and down to the harbour overlooking the castle. The island is accessed via a causeway with safe crossing dependent on the tides. Holy Island road runs off the A1 which provides excellent access. The closest town is Berwick-upon-Tweed some 13 miles away, which has varied shopping, sporting facilities and a railway station.

## Living Room

16' x 17'2 (4.88m x 5.23m)

Partially glazed entrance door with a glass panel either side giving access to the living room, which has a beamed ceiling and a window to the side. Attractive stone built fireplace with an extended display area to the side for a television. Built-in desk with cupboard space below and shelving above. Two central heating radiators, six power points and a television point.

## Kitchen/Breakfast Room

12'5 x 12'6 (3.78m x 3.81m)

A spacious kitchen which is fitted with an excellent range of wall and floor kitchen units including a double glass display cabinet and granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer below the double window to the rear. Built-in double oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine and space for a fridge. Built-in cupboard housing the central heating boiler. Central heating radiator, eight power points, a television point and a telephone point.

## Internal Hall

3'1 x 10'6 (0.94m x 3.20m)

Partially glazed entrance door to the rear garden and a cupboard housing the electric meters.

## Bathroom

7'2 x 10'4 (2.18m x 3.15m)

Fitted with a white four piece suite, which includes a toilet, a wash hand basin with a vanity unit, a bath and a shower cubicle with an electric shower. Heated towel rail, a bathroom cabinet and a shaver socket. Frosted window to the rear.

## Hallway

2'8 x 12'3 (0.81m x 3.73m)

With a window to the rear, a central heating radiator and two power points.

## Bedroom 2

11'9 x 12'1 (3.58m x 3.68m)

A generous double bedroom with a beamed ceiling and a double window to the front with a central heating radiator below. Four power points.

## Bedroom 1

15'3 x 10'5 (4.65m x 3.18m)

A large double bedroom with a beamed ceiling and a double window to the front with a central heating radiator below. Built-in double wardrobe, a television point, a telephone point and four power points

## En-Suite Shower Room

7'4 x 7'9 (2.24m x 2.36m)

Fitted with a white three-piece suite which includes a wash hand basin with a mirror and shaver light and socket above, a shower cubicle with an electric shower and a toilet. Frosted window to the rear and a heated towel rail.

## Utility Room

8'2 x 4'6 (2.49m x 1.37m)

An external utility room with a stainless steel sink and drainer with cupboard space below. Window to the rear, an entrance door to the side and two power points.

## Garden

A fully enclosed rear garden with a patio overlooking a



raised lawn with flowerbeds, shrubberies and a timber garden shed.

## General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band C.

EPC F (27)

## Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

## FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.





GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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