



GILSON GRAY

LAW • PROPERTY • FINANCE

LEASTON GRIEVES COTTAGES

8 Leaston Farm, Humbie, East Lothian, EH36 5PD



Situated just outside the tranquil, rural village of Humble, this detached cottage enjoys well-presented, modern interiors and tasteful décor throughout, and it further benefits from the ease and convenience of single-storey living. The four-bedroom, two-bathroom home is ideally situated for easy access to amenities such as the Humble Hub (a village shop, Post Office, and café), the primary school, transport links connecting across the county, and the picturesque surrounding East Lothian countryside. Extras: A range cooker and an integrated extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Detached cottage just outside the tranquil village of Humble
- Well-presented, modern interiors
- Generous reception hall with space for furniture and useful built-in storage
- Southerly facing living room with log-burning stove
- Well-appointed, attractive dining kitchen
- Utility cupboard with plumbing for a washing machine
- Four good-sized and versatile bedrooms (two with built-in storage)
- One en-suite wet room
- Separate shower room
- Attic with potential for development (drawings available on request)
- Mature front, side, and rear gardens
- Private driveway for off-street parking







"THE COTTAGE BOASTS A TRANQUIL, RURAL SETTING, SURROUNDED BY PICTURESQUE OPEN COUNTRYSIDE AND FARMLAND."





EPC RATING:

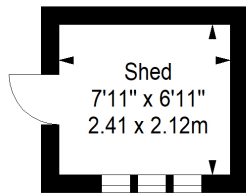
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COUNCIL TAX BAND:

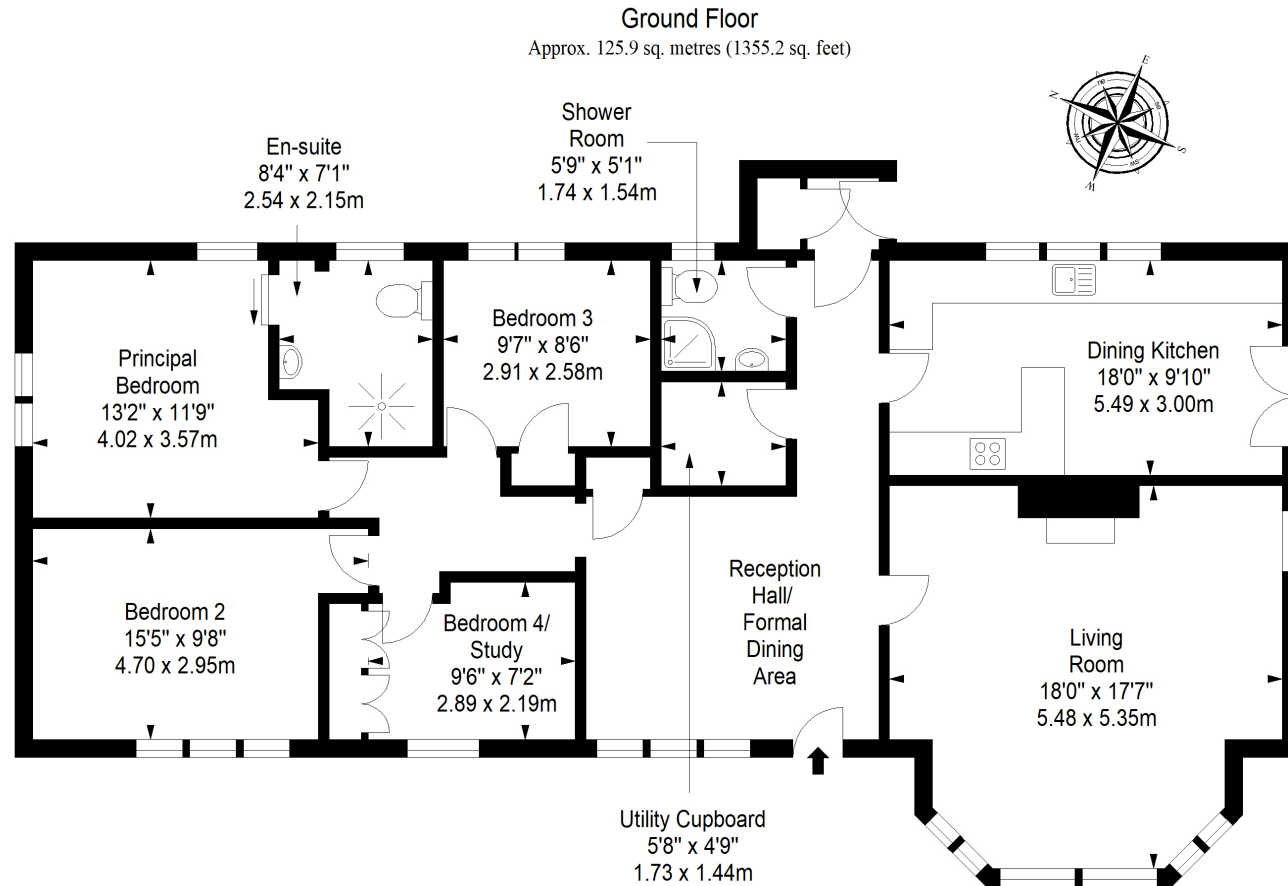
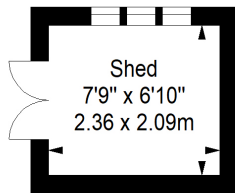
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VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Shed
Approx. 5.1 sq. metres (54.9 sq. feet)



Shed
Approx. 4.9 sq. metres (52.7 sq. feet)



Total area: approx. 135.9 sq. metres (1462.8 sq. feet)



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BORDERS

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