



Offers Over

£325,000

Spylaw Cottage

Drem | East Lothian | EH39 5AS

This impressive stone built detached cottage with delightful wraparound gardens and two private driveways, is peacefully positioned in the picturesque East Lothian village of Drem, just a short drive from the stunning North Berwick coastline and renowned golf courses. In addition, Drem Train Station, literally on your doorstep, providing an excellent location for commuting direct to Edinburgh and the surrounding districts.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private wraparound gardens
-  Two private driveways
-  EPC Rating – F
-  Council Tax Band – E



Description

Surrounded by open countryside, Spylaw Cottage offers a perfect blend of charm, character and contemporary comfort. Offered to the market in true move-in condition, the recently renovated accommodation comprises an inviting entrance hallway leading to an impressive, dual aspect reception room featuring a period fireplace housing the multi-fuel stove. A well-appointed country-style integrated kitchen is located off the reception room, with a window to rear and a useful stable door leading to the sunny south-facing garden. Fitted with ample wall and base units with complementary worktops incorporating the Belfast sink and Smeg gas hob with oven below. The two comfortable double bedrooms are located off the hallway and benefit from built-in wardrobes and the bathroom has been beautifully upgraded with Victorian style fixtures and fittings, offering a timeless and classic look that complements the character of the cottage. Further benefits include an efficient LPG central heating system and benefits from traditional sash-and-case windows.



Gardens and driveways

The property benefits from private wraparound gardens which offer excellent privacy and enjoyment throughout the year. There are two private driveways providing ample off street parking. A large workshop with power and light offers further flexible space for storage or practical use and a further garden shed provides further additional storage facilities.

Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven, integrated appliances (fridge, washing machine and dishwasher).

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

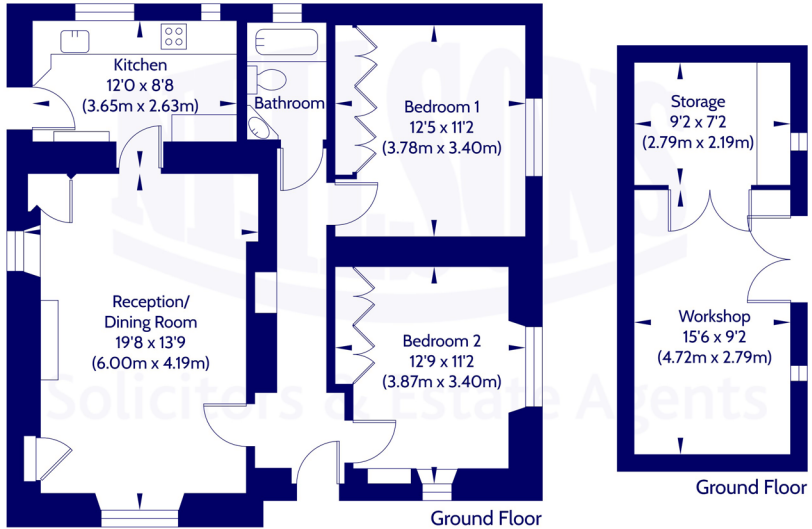
Drem is a peaceful and picturesque East Lothian village surrounded by open countryside while enjoying exceptional access to some of Scotland's most celebrated coastal scenery. The stunning beaches of the North Berwick coastline are just a short drive away, offering dramatic seascapes, cliffside walks, historic harbours and panoramic views across the Firth of Forth. The sought after seaside town of North Berwick provides a thriving selection of independent shops, cafés and restaurants, as well as the world renowned Scottish Seabird Centre and popular sandy beaches.

The area is also famous for its outstanding golf courses, with championship links at North Berwick, Gullane and Muirfield all within easy reach, attracting golfers from across the world. Drem Train Station is literally on the doorstep, offering rapid commuter access to Edinburgh and surrounding districts, while nearby Haddington provides supermarkets, leisure facilities and everyday amenities. This idyllic setting offers the perfect blend of rural tranquillity, coastal beauty and first rate connectivity.





Approx. Gross Internal Floor Area 72 Sq M / 770 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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