





Welcome

Welcome to Pantile Cottage, Gladsmuir, East Lothian, a rarely available charming three-bedroom semi-detached cottage situated within the lovely village of Gladsmuir, conveniently located just off the A1 and a short drive from Longniddry Train Station. The gorgeous property is stone built with a tiled roof and benefits from secondary glazing, electric wet central heating, delightful private gardens to the front and rear, and has an attached garage with light and power which can be accessed via the kitchen. Given the stunning location, the style and character of the cottage, we would recommend viewing at your earliest convenience.

- Hallway with storage
- Spacious living and dining room with rear facing French doors to the garden, electric fire (not in working order), and fire surround
- Fitted breakfasting kitchen with rear facing window, a range of units, Calor gas hob, electric oven, fridge, freezer, washing machine, and dishwasher
- Family bathroom with front facing window, electric shower over the bath, wc, sink, and heated towel radiator
- Main bedroom with rear facing window
- En-suite shower room with electric shower
- Bedroom two with double wardrobes
- Bedroom three with roof Velux window
- Secondary glazing and electric wet central heating
- Stunning private garden grounds to the front and rear, ideal for entertaining and relaxing
- Attached garage with access from the kitchen and providing light and power







Gladsmuir

The delightful village of Gladsmuir is conveniently located just off the A1 and approximately 14 miles from Edinburgh by car. Train services are available at nearby Drem and Longniddry Stations. The property is close to Tranent and the busy market town of Haddington, both of which have a wide variety of shops, supermarkets and several restaurants and bars. There is excellent schooling at primary and secondary levels in Tranent and Haddington with private schooling available in Haddington at the Compass School as well as at Loretto in Musselburgh and in Edinburgh. There is a golf course in Haddington as well as an excellent sports centre with a swimming pool. The county offers an excellent quality of life and is within easy access of Scotland's capital city. It is famous for its beautiful villages, excellent beaches and a variety of golf courses and wildlife.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, oven, hob, and remaining free-standing appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including may be available by negotiation.





Get in touch

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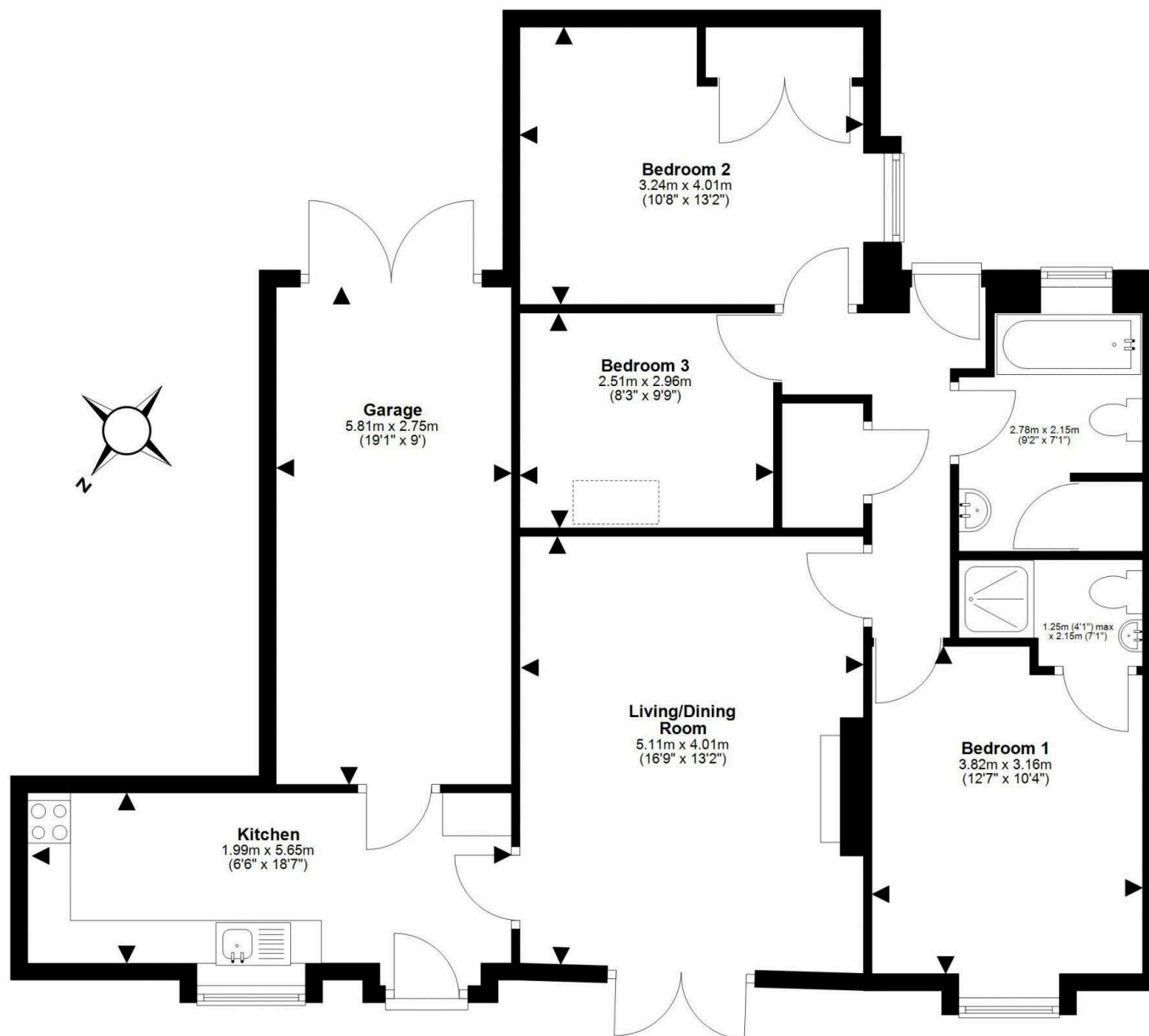
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Bruntsfield Office:

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein 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 for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.