



Viewpark
GARVALD | EH41 4LN


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Nestled in the charming rural village of Garvald, this traditional semi-detached cottage offers a tranquil retreat with ample potential for modernisation. The lower level welcomes you with a cosy living room, featuring an exposed brick wall and a rustic fireplace, perfect for those chilly evenings. Adjacent is a separate kitchen, leading into a bright dining room that overlooks the expansive rear garden, a delightful space to enjoy meals while taking in the garden views. The dining room also connects to a conservatory, though in need of some attention, it presents an opportunity for further enhancement. The property also features a workshop just off the entrance, adding to its versatility and offering additional space for hobbies, storage, or potential conversion to suit your needs.

The lower level is completed by a family room, providing additional living space ideal for relaxation or entertainment. Ascending to the upper level, you'll find two generously sized double bedrooms. The master bedroom is particularly spacious and includes an adjoining dressing room, offering a private and practical space.

Externally, the property boasts a sizable rear garden spread across two levels, perfect for gardening enthusiasts or those who appreciate outdoor space. While the home requires some updates, it presents a canvas for those looking to create a personalised and comfortable rural haven. On-street parking is available, adding to the convenience of this charming bungalow. In brief the property comprises -

- Welcoming entry.
- Living room with exposed brick and beams.
- Spacious kitchen with adjoining dining room.
- Conservatory leading to the rear garden.
- Family bathroom.
- Additional living space, with a quaint family room.
- Two double bedrooms with the master bedroom boasting an expansive dressing room.
- Spacious rear garden over two levels and on street parking externally.
- Please note the garden has been altered since these images have been taken

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

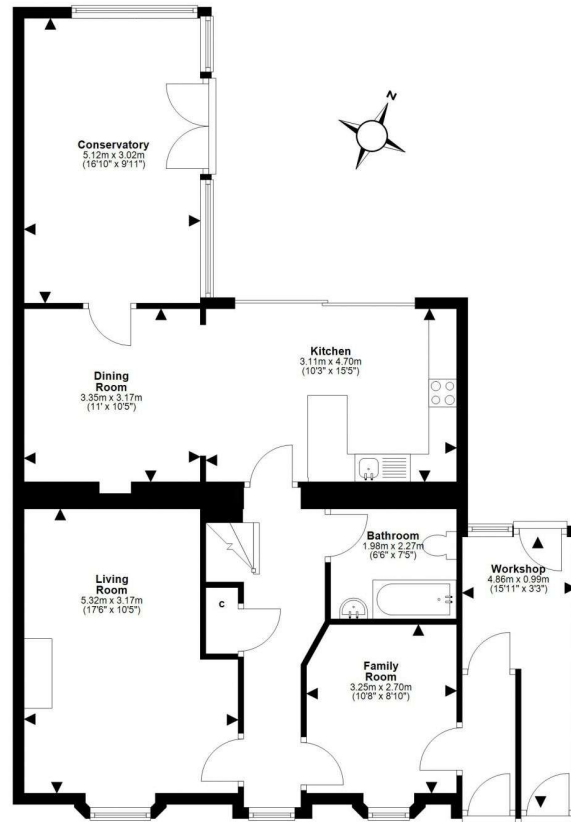


All integrated kitchen appliances and light fixtures are included in the sale but no warranties will be provided.
Energy rating F, Council tax band E.

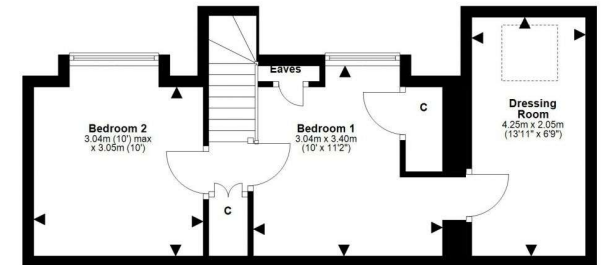
The property is located in the charming conservation village of Garvald, approximately six miles from Haddington and within a convenient commuting distance of Edinburgh. The village offers local amenities including a post office, a village inn, a community hall, and a spacious recreation ground. A wider range of services and facilities can be found in nearby Haddington. For outdoor enthusiasts, the surrounding area provides excellent opportunities for hill walking, horse riding, fishing, and access to numerous golf courses. Primary schooling is available locally, with secondary education in Haddington. The area is well-served by public transport throughout East Lothian, and the A1 offers quick and easy access to the City Bypass, Edinburgh, and the main motorway networks.

Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





Ground Floor



First Floor

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