



2 Tanderlane Cottages

Near Garvald, EH41 4LL



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62sqm

EPC

E

AS Anderson
Strathern

2 Tanderlane Cottages

Near Garvald, EH41 4LL

A charming three-bedroom semi-detached stone cottage, set in a peaceful semi-rural position on the outskirts of the sought-after village of Garvald, near Haddington. Dating from around 1850, the property offers well-proportioned single-level accommodation extending to approximately 62 sq m, with excellent potential for upgrading and modernisation.

The accommodation comprises an entrance vestibule and hall, a bright lounge with wood-burning stove, a fitted kitchen with access to the rear southeast-facing garden, three good-sized bedrooms and a bathroom. Externally, the property benefits from an enclosed garden to the rear, a detached single garage and additional off-street parking.

While the property would now benefit from refurbishment, it presents an exciting opportunity for buyers seeking to create a bespoke home in a highly desirable countryside setting. The traditional stone construction and generous plot add further appeal, offering scope to enhance value over time.

The cottage enjoys a quiet position within easy reach of local amenities in Garvald and nearby Haddington, with convenient transport links via the A1 to Edinburgh and beyond.

Property features

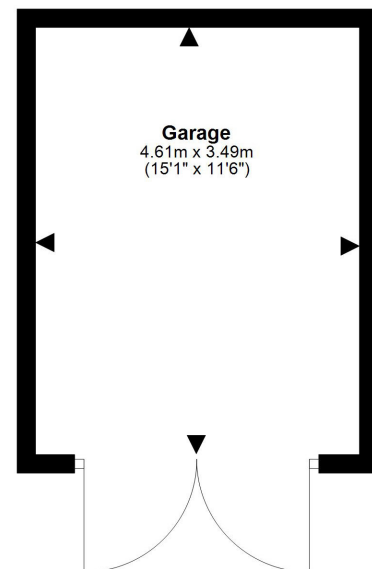
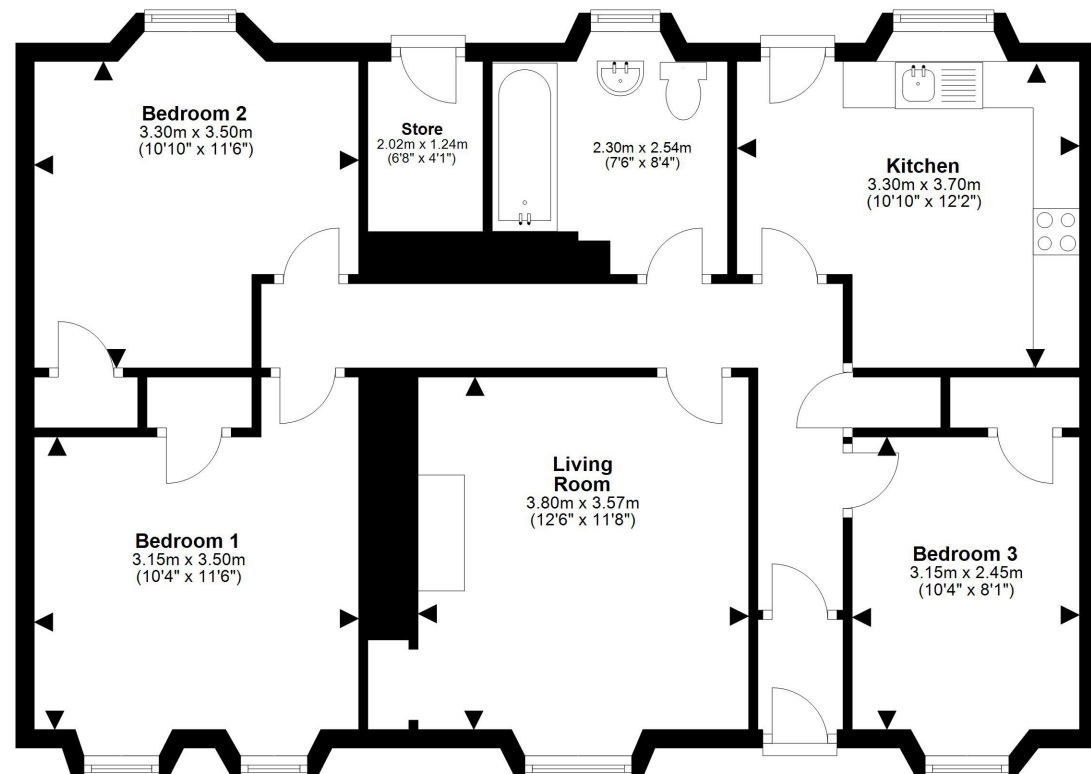
- Oil-fired central heating
- Large single garage
- Southeast-facing rear garden
- Lovely green views
- Off-street parking
- Great potential





Location

Garvald is a friendly and attractive village in a unique location, just 10 minutes from Haddington, with easy access to Edinburgh via the A1 dual carriageway. The village has a pub, post office, church, meeting room, Nunraw Monastery, and an active village hall offering a range of activities. Primary schooling is available in nearby Gifford (4 miles) or Haddington (6 miles), with secondary schooling at Knox Academy in Haddington or Dunbar High School (6 miles). Private schooling is available in Haddington, Musselburgh and Edinburgh. East Lothian is also home to Queen Margaret University, around 30 minutes away. A newsagent, Co-op, café and two hotels are within 5 minutes in Gifford, while a wider range of shops, a monthly farmers' market and supermarkets are in Haddington and Dunbar. Train services are available from Dunbar (East Coast line), the North Berwick line, or Newcraighall and Brunstane (8 minutes to Waverley). The A1 also provides links to the Scottish Borders and England, with Berwick-upon-Tweed around 40 minutes away.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

The property is sold as seen.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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