

SIMPSON & MARWICK THE CART HOUSE, 8 GARVALD GRANGE STEADING, GARVALD, EAST LOTHIAN, EH41 4LL

EPC D



This well-presented detached house offers an inviting blend of modern living and rural charm forming part of this beautifully converted steading.

The ground floor boasts a spacious lounge, ideal for various furniture arrangements, creating a welcoming environment for relaxation and socialising.

The kitchen/diner is fitted with a freestanding electric range cooker and accommodates freestanding white goods, providing ample space for dining and culinary endeavours.



Additionally, there are two well-proportioned bedrooms on this floor, along with a three-piece bathroom suite that caters to family needs. Ascending to the first floor, the landing area lends a spacious touch. The principal bedroom features a modern en-suite shower room for added convenience. Each room is thoughtfully designed to provide comfort and style, enhancing the home's overall appeal.



The property benefits from modern double-glazed windows, ensuring energy efficiency and warmth. Heating is provided by an efficient oil-fired system. A private garden offers outdoor enjoyment, while residents' parking ensures convenient vehicle access. This home is in excellent condition, ready for immediate occupancy, with an attractive sauna in the garden, negotiable separately.

Please note that other items may be available through separate negotiation.







LOCATION

Nestled in the tranquil surroundings of Garvald in East Lothian, the property is perfectly positioned to enjoy the peaceful countryside while remaining within easy reach of local amenities and transport links.

Fixtures and Fittings
All blinds, curtains, and light fittings are included in the sale. Free-standing items are included in the sale.

Viewing Details
By appointment contact Simpson & Marwick.

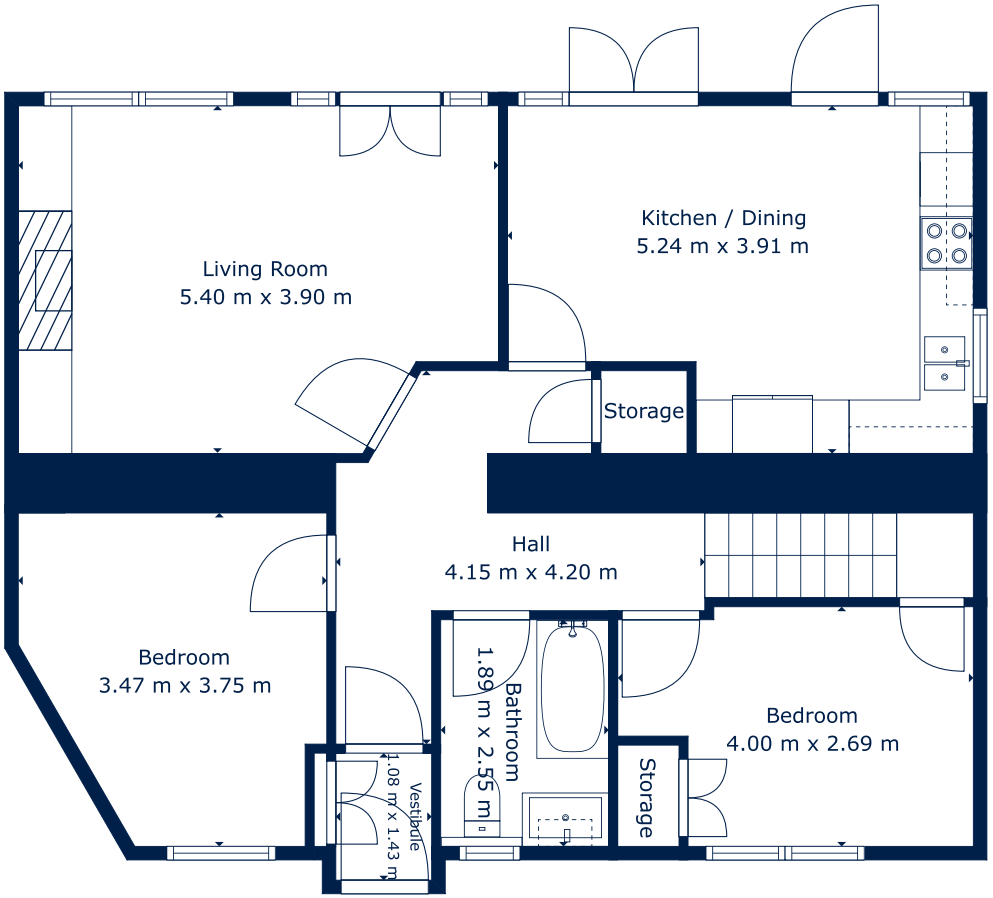




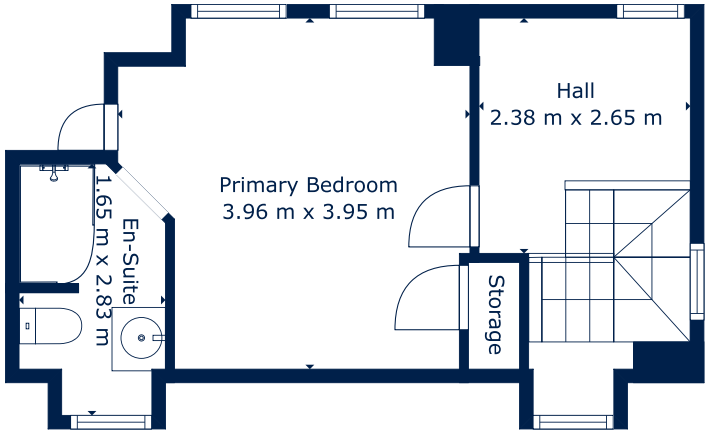
THE CART HOUSE

8 Garvald Grange Steading, Garvald, East Lothian, EH41 4LL

Approx. Gross Internal Area:
1259.38 Sq Ft (117 Sq M)



Ground Floor



1st Floor

For Identification purposes only.
Not to scale.

Edinburgh
0131 581 5700

North Berwick
01620 892000

Aberdeen
01224 606210