

McEwan Fraser Legal

Solicitors & Estate Agents

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3 Shillinghill

HUMBIE, EAST LOTHIAN, EH36 5PX







3 SHILLINGHILL

Humbie is a small village situated at the foot of the Lammermuir Hills approximately 7 miles from Gifford and 9 miles from Haddington. It is a pleasant countryside location yet is within comfortable commuting distance of Edinburgh's city centre and the bypass, which provides fast access to the airport and motorway network leading north and west. Within the village, there is an excellent primary school, Church, Post Office/village shop and café/ restaurant while Gifford offers a greater variety of local shops catering for everyday requirements. Also at Gifford, there is a popular bowling club, two excellent nine-hole golf courses and two well-known pubs/restaurants.

More comprehensive shopping facilities can be found in Haddington, as is Secondary schooling and a wide range of leisure and recreational facilities. All around is East Lothian's beautiful countryside and the fine coastline is also easily accessible.











3 SHILLINGHILL

An excellent opportunity has arisen to acquire this unique four bedroom detached house, making for an ideal family home and located within the popular East Lothian town of Humbie. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly consisting of:

Ground Floor: a modern, fully fitted kitchen/ diner with an extractor hood, which leads onto the utility cupboard, also housing the boiler, a spacious dual aspect sitting room with a turret window and ornamental fireplace and a dining room which is currently used as a family room, with an Edinburgh press cupboard and there is an under window storage space.

There is also an internal hallway with a two piece WC and leads onto a bedroom with built-in wardrobe and a three-piece, partially tiled en-suite shower-room with extractor fan, a rear hallway with a large storage cupboard and access to the sunroom, which is currently used as a music room.

First Floor: a spacious, dual aspect master bedroom with Juliet balcony and a three piece, partially tiled en-suite shower room with double shower cubicle, chrome heated towel rail and extractor fan, a further double bedroom, a dual aspect single bedroom and a three piece family bathroom with a chrome heated towel rail and extractor fan.

Attic: fully floored and accessed via Ramsay ladder in the landing, providing more than adequate additional storage space.

This property benefits from built-in music in the lounge, family/dining room and kitchen. There is also high speed broadband, gas central heating, single glazed windows and substantial garden grounds surrounding the property, providing views across the open countryside and including a double detached garage with mono-blocked driveway, accommodating up to 6 cars with off-street parking.




















THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.67m (18'7") x 3.29m (10'10")
Lounge	5.07m (16'8") x 4.98m (16'4")
Family/Dining Room	4.10m (13'5") x 3.24m (10'8")
Utility	2.06m (6'9") x 1.27m (4'2")
Sun/Music Room	2.67m (8'9") x 2.09m (6'10")
Bedroom 1	3.55m (11'8") x 3.06m (10')
Bedroom 2	2.66m (8'9") x 2.60m (8'6")
Bedroom 3	3.81m (12'6") x 3.17m (10'5")
Bedroom 4	3.81m (12'6") x 1.80m (5'11")
Bathroom	2.01m (6'7") x 1.64m (5'5")
En-suite	2.34m (7'8") x 1.45m (4'9")
En-suite 2	3.01m (9'11") x 1.25m (4'1")
WC	1.66m (5'5") x 0.86m (2'10")

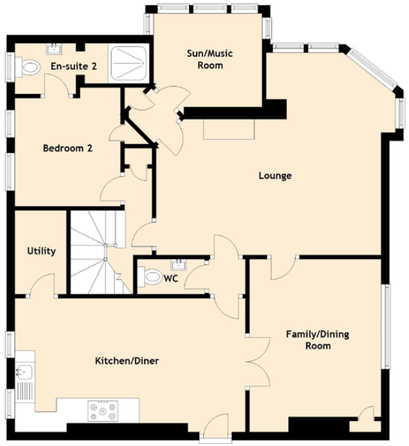
Gross internal floor area (m^2): 131m^2

EPC Rating: E

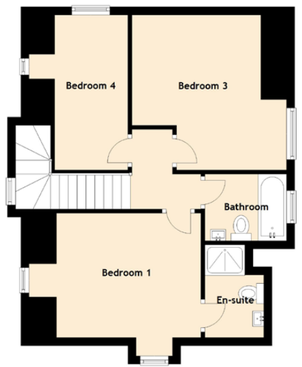
Extras (Included in the sale):

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

Ground Floor



First Floor



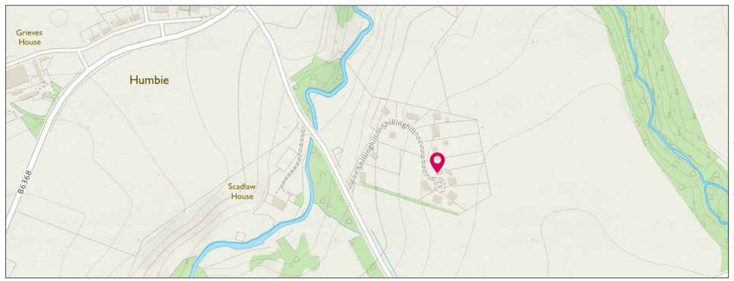


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Part Exchange Available

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