



# 3

**3 MAINSHILL FARM COTTAGES  
MORHAM  
HADDINGTON  
EAST LoTHIAN  
EH41 4LG**

This charming B Listed stone built terraced cottage within the small peaceful hamlet of Morham which enjoys an attractive rural setting approximately three miles south east of Haddington.

Vestibule, reception hall, upper landing, lounge/dining room, sunroom, kitchen, three bedrooms and bathroom.

Modern oil central heating and double glazing. Lovely enclosed garden and fabulous countryside views.

**Offers Over £220,000**





#### GENERAL DESCRIPTION

This charming B Listed stone built terraced cottage within the small peaceful hamlet of Morham which enjoys an attractive rural setting approximately three miles south east of Haddington. Internally the bright and stylishly presented accommodation offers; a vestibule with glass door to the reception hall which has staircase to the upper landing. The lounge/dining room has front and rear facing windows overlooking gardens and door to the sunroom. The room displays a modern cast iron multi-fuel stove and polished floorboards which is an attractive feature throughout the lower floor. The sunroom has windows and glass door overlooking and leading out on to the rear garden which enjoys countryside views over surrounding farmland. The kitchen is situated off the lounge/dining room and has a window to the

rear. Bedroom 3 is situated off the reception hall, has front facing windows and is presently used as a study. Both remaining combed ceiling bedrooms are set to the rear off the upper landing and boast wonderful countryside views with bedroom one featuring built-in wardrobes. Finally the bathroom has dormer window to the rear and features a stylish modern suite with shower over the bath. The property specification includes modern oil central heating and all windows are double glazed. Externally the front garden displays private gravel sections to either side of a cobbled path that leads to the front door. To the rear the fully enclosed private garden enjoys an attractive outlook displaying lawn and planted areas.





#### SITUATION

The small hamlet of Morham is located in an attractive rural location approximately three miles south east of Haddington. Haddington is the County town for East Lothian and as such has an excellent shopping centre and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure complex, an 18 hole golf course, many sports and social clubs and all the usual youth organisations. Morham is within the catchment area for the highly regarded Gifford Primary School (includes nursery) with secondary schooling provided in Haddington. The town is surrounded by typically beautiful East Lothian countryside with the Lammermuir Hills to the south and the coastline to the north both being easily accessible. The town is also within comfortable commuting distance of Edinburgh and the dual carriageway and City bypass provide a fast access to its airport and motorway network leading north and west.





## ACCOMMODATION

(All Sizes Approximate)

**LOUNGE / DINING ROOM**  
17'4" x 13'1"      5.29m x 4.00m

**SUNROOM**  
11'6" x 5'7"      3.52m x 1.71m

**KITCHEN**  
10'2" x 6'11"      3.11m x 2.13m

**BEDROOM 1**  
12'6" x 11'9"      3.82m x 3.59m

**BEDROOM 2**  
11'10" x 7'2"      3.61m x 2.18m

**BEDROOM 3**  
10'9" x 7'0"      3.28m x 2.14m

**BATHROOM**  
7'11" x 5'9"      2.43m x 1.76m





**ENTRY**

By Arrangement

**VIEWING**

By appointment contact Russel + Aitken on 0131 20 20 600.

**PRICE**

Offers Over £220,000.

**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

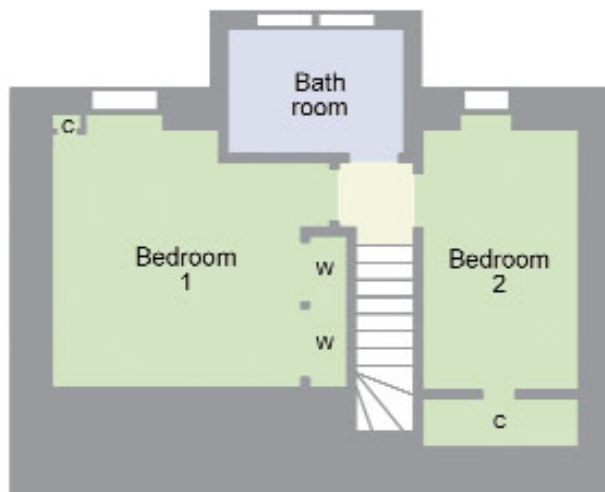


**sold on style™**

If you are, call us to find out more about our bespoke service.



**Ground Floor Plan**



**First Floor Plan**

Schematic Diagram only - Not to scale

