



# 1 COCKLAW COTTAGES

OLDHAMSTOCKS, EAST LoTHIAN, TD13 5XP



1 PUBLIC



2 BED



1 BATH

0131 622 2626 | [property@vmh.co.uk](mailto:property@vmh.co.uk)



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# 1

## COCKLAW COTTAGES

Boasting a truly tranquil rural location just outside Oldhamstocks, in the heart of the East Lothian countryside, this stone-built semi-detached cottage boasts breath-taking views and offers two bedrooms, a spacious reception room, a kitchen, a bathroom, and a large useable attic space, plus lovely gardens and a private front driveway. The cottage is sure to appeal to couples, professionals, young families, downsizers, and rental investors alike.

### Features

- Stone-built semi-detached cottage
- Rural location near Oldhamstocks
- Entrance vestibule and welcoming hall
- Spacious living/dining room
- Attractive kitchen
- Two well-proportioned bedrooms
- Bathroom with shower-over-bath
- Large converted attic space
- Lovely gardens
- Private front driveway
- Solid fuel heating and double glazing



EPC Rating - E

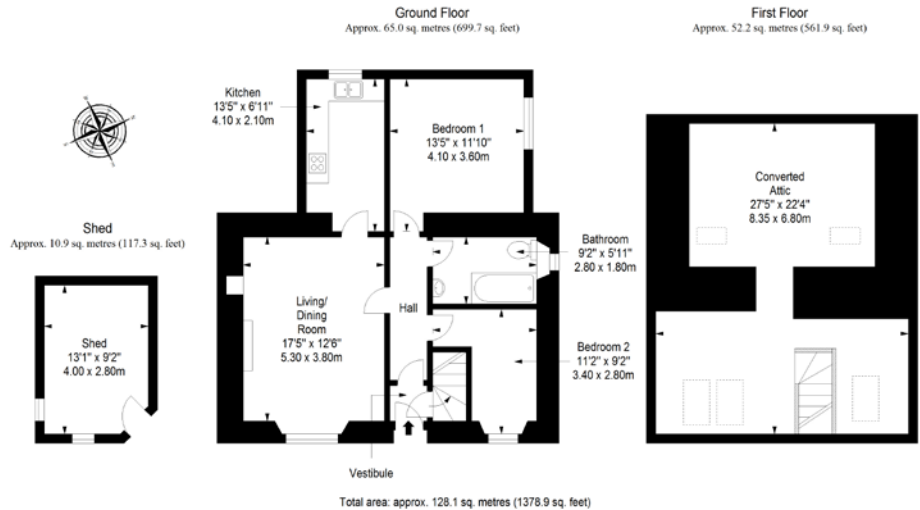
Home Report Value - £225,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, a freestanding dishwasher, fridge/freezer, and washing machine will be included in the sale.

NB: The cottage boundaries are 6m from the north wall - to the side of the cottage and to the stream at the back of the cottage.



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68



CHARTERED FIRM

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