



1 COCKLAW COTTAGES

OLDHAMSTOCKS, EAST LOTHIAN, TD13 5XP



1 PUBLIC



2 BED



1 BATH



0131 622 2626 | property@vmh.co.uk

VMH SOLICITORS



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

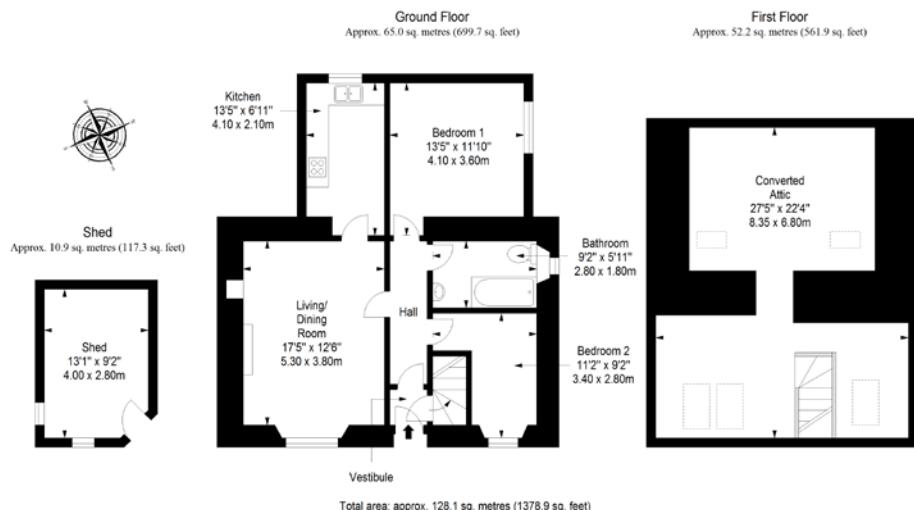
Home Report Value - £225,000

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.



VMH SOLICITORS

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
DX: 552210, Edinburgh 68

 CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.