



COULTERS[©]

OLD SCHOOLHOUSE

HUMBIE, EH36 5PJ

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This charming period home is situated within the heart of the sought after village of Humbie, the accommodation presents an appealing and flexible layout with original features and generous rooms.







The large plot provides mature gardens with excellent privacy to the front and rear, there are well stocked borders, various areas to sit and enjoy the peaceful location and a vegetable area adding to the country lifestyle of this attractive home.

Driveway to the front leading to a double garage.

The property is attached to Humbie Primary School which in 2024 has been temporarily closed by East Lothian Council due to school roll numbers.



KEY FEATURES

-  Charming semi detached period house
-  Three generous double bedrooms
-  Large mature gardens with excellent privacy
-  Driveway and double garage
-  Two reception rooms with woodburning stoves
-  Sought after village





The well presented accommodation comprises: vestibule; welcoming hallway with staircase to first floor; sitting room with fireplace inset with a wood burning stove; family room/dining room with a further wood burning stove; kitchen/breakfast room fitted with an excellent range of fitted units and Aga range cooker with ample room for dining; useful utility/boot room with further storage; downstairs shower room; rear porch leading to garden.

On the first floor there are three generous double bedrooms, one of which may have the potential to create a 4th bedroom; bathroom and WC.





THE LOCAL AREA

Humbie is a small rural village approximately 3 miles from Gifford and 7 miles from Haddington and within easy commuting distance of Edinburgh's city Centre and the City bypass. The village has a thriving community, a shop, post office and cafe within the Humbie Hub. Primary school catchment is Pencaitland village school with bus pick up, and secondary schooling is provided at Ross High. Various private schools within East Lothian and Edinburgh are also easily accessed. There are further facilities in nearby villages and towns and wonderful countryside walks from the property.



EXTRAS

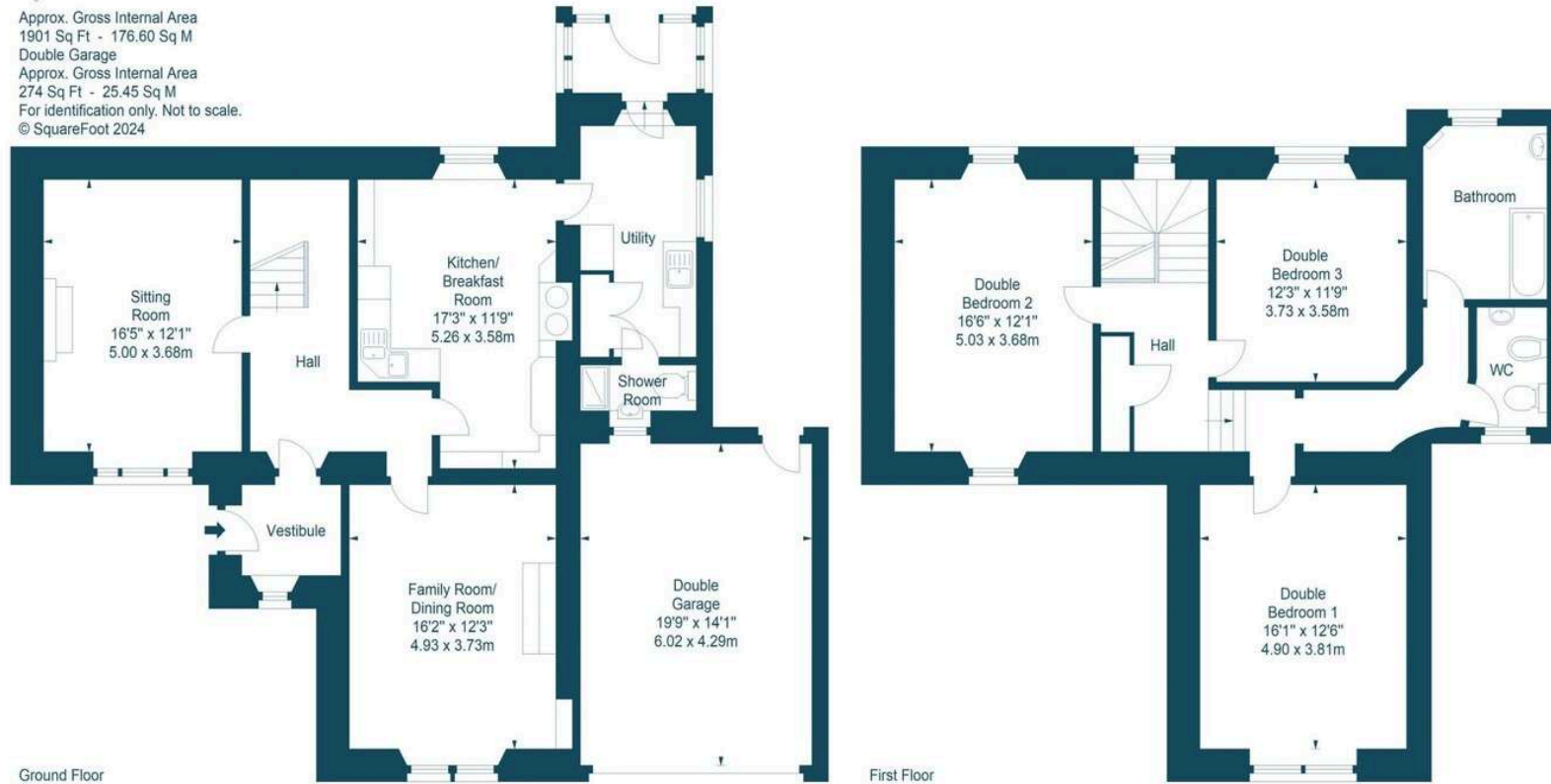
All blinds, light fittings, fitted flooring, Aga range cooker and integrated appliances are included in the sale.



Old Schoolhouse,
Humbie, EH36 5PJ



Approx. Gross Internal Area
1901 Sq Ft - 176.60 Sq M
Double Garage
Approx. Gross Internal Area
274 Sq Ft - 25.45 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.