



SIMPSON & MARWICK

CAPPEL COTTAGE, GARVALD, EAST LoTHIAN, EH41 4LN

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Cappel Cottage is an attractive two-bedroom cottage in the picturesque village of Garvald, offering a delightful blend of traditional charm and surprisingly spacious accommodation. While its charming exterior hints at a cosy cottage interior, the property reveals generous living spaces and a number of distinctive features within.

On entering, the former garage has been cleverly transformed into a stylish entrance hall with dedicated office space. A mezzanine level provides a versatile spot for guests or a peaceful reading nook, while a handy pantry cupboard adds valuable storage.

The spacious sitting room enjoys dual-aspect windows, creating a bright and inviting atmosphere, with a wood-burning stove providing a cosy focal point. Useful built-in cupboard storage adds to the

practicality of this appealing living space. Next door, the generous kitchen and dining room features country-style Shaker cabinetry, a good range of cupboards and a combination of freestanding and

integrated appliances.



The dining area has its own wood-burning stove, while French doors open directly onto the rear patio garden, making this a welcoming space for everyday living and entertaining. A convenient WC and a

beautifully bright family bathroom, complete with shower over the bath and an integrated storage cupboard, complete the ground-floor accommodation. Upstairs, there are two good-sized double

bedrooms and an additional storage cupboard on the landing.





Outside, the low-maintenance courtyard garden features a patio bordered by mature plants and shrubs, including a lovely fig plant. Ample on-street parking is available, while an energy-efficient air-

source heat pump provides heating. Cappel Cottage is a characterful home offering an appealing combination of charm, space, and modern practicality in a friendly East Lothian village.



Location

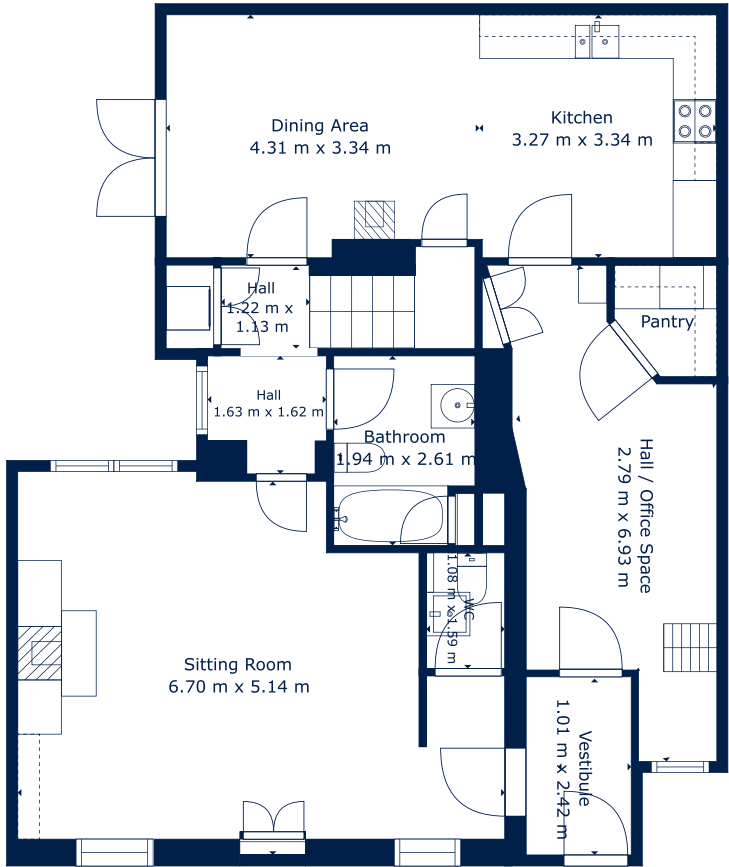
Garvald is a picturesque village around ten minutes by car from Haddington, with convenient access to Edinburgh via the A1. Local amenities include a pub, post office, church and village hall, with Carfrae Farm Shop and Papple Steading both nearby. The neighbouring villages of Gifford and Haddington offer further shops, cafés and services. Primary schooling is available in Gifford or Haddington, with secondary options in Haddington and

Dunbar. Rail connections are available from East Linton, Dunbar and stations on the North Berwick line.

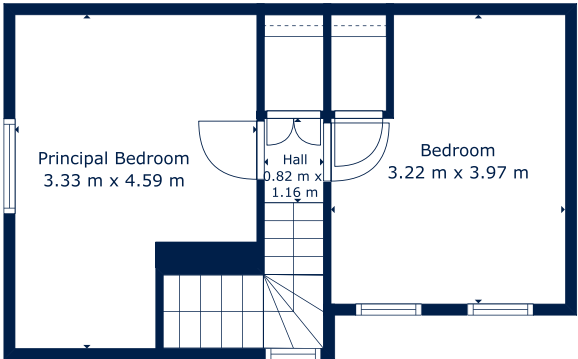
Fixtures and Fittings

All fitted floor coverings, blinds, curtains, selected light fittings, integrated fridge/freezer, dishwasher, cooker hood, freestanding cooker, and bathroom





Ground Floor



1st Floor

For Identification purposes only.
Not to scale.

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