



# CROSSLYN HOUSE

EDINBURGH ROAD, GIFFORD, EAST LOTHIAN, EH41 4JE



**RETTIE**





# CROSSLYN HOUSE

Edinburgh Road, Gifford,  
East Lothian, EH41 4JE

A stunning and spacious detached 5-bedroom family home with wrap around gardens in a sunny position on the edge of the idyllic village of Gifford and within easy commuting distance from Edinburgh.

Haddington 5 miles, Longniddry 9.5 miles, North Berwick 14 miles,  
Edinburgh 23 miles (All distances are approximate).

## Summary of Accommodation

**Ground Floor:** Entrance Vestibule, Reception Hall with Cloakroom, Drawing Room, Living Room, Playroom/ Snug, Kitchen and Dining Area, Utility Room, Back Hall, Boot Room, Boiler Room and Cloakroom

**First Floor:** Landing, Principal Bedroom with Dressing Room and En-suite Shower Room, Three Double Bedrooms, Family Bathroom, and from the back hall the Study/Bedroom 5

**Garage:** A large tarmac driveway precedes an integrated double garage with one manual up and over door

**Garden:** Spacious gardens wrap around the house, predominantly laid to lawn, abounded by with hedges and a wall, with a series of herbaceous borders and a variety of established shrubs and trees

About: 0.53 acres



#### SITUATION:

Crosslyn House lies just outside the highly regarded village of Gifford which is approximately 23 miles from Edinburgh, in the foothills of the Lammermuir Hills. The village, with its picturesque village green, pretty stone cottages and Yester House accessed from the avenue, is steeped in history and Reverend John Witherspoon, a signatory on the Declaration of Independence, was born there. Most of the traditional stone buildings were originally estate workers cottages and their charming, mellowed stone construction, together with the Gifford Water running through the village, provide Gifford's much sought after and quite delightful ambience. The village boasts a local convenience shop, a newsagent/post office, a park with a play area, two hotels/pubs, a garage, Church, gift shop, delicatessen, popular café and a highly regarded primary school.

Being an active community, Gifford is home to two golf courses, a cricket club, popular bowling club and over 20 interest groups including an award-winning community film club, mini rugby, cricket and bridge club, many of which make use of the attractive Village Hall. A much wider range of facilities, including Tesco and Aldi supermarkets, a leisure centre with swimming pool, Compass private primary school and the Knox Academy secondary school, are available at the nearby county town of Haddington. Loretto School (prep and senior) at Musselburgh is around 20 minutes' drive. The property is ideally placed for the wealth of sporting opportunities available throughout the county - inland, in the nearby Lammermuir Hills or on the coast, a short drive away.

#### DESCRIPTION:

At the edge of the popular village of Gifford is Crosslyn House, a bright and spacious 5-bedroom detached family home that occupies a generous corner plot with a sunny southerly aspect. Built by a local family in 1996, the generous room proportions, high ceilings and ample gardens form a traditional style home that is ideal for those seeking plenty of space, in a small and friendly rural village.

An entrance vestibule presents an inviting welcome into the house and leads into the reception hall which offers access to all the main rooms on the ground floor. The Drawing Room is a beautiful room that opens from the hall via double doors and offers a dual aspect over the gardens through traditional bay windows to the front and windows to the back of the house. An open fire is set within a grand marble fireplace and flanked by fitted bookcases. A door leads to the Conservatory which is a sunny south facing room that offers an ideal place to entertain or relax with external access to the garden. Returning to the hall, is the Playroom/ Snug which offers additional reception space and double French doors out to the patio. Further double doors from the hall open to the Living Room, which is furnished with a wood burning stove and fitted cabinetry. A large bay window offers a view out over the front of the house, and at the other side of the room double doors to the Kitchen offer a semi-open plan layout, ideal for modern living.



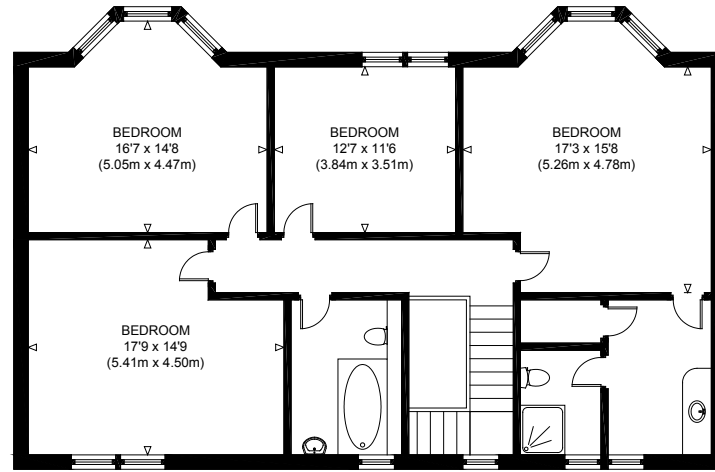


The Kitchen is a bright and open space split over two levels with the Dining area set in the lower level, with a large window and glazed door overlooking the garden to the neighbouring field and woods beyond. The elevated Kitchen is stylish and airy, furnished with a range of freestanding Habitat units and wall mounted open shelves. A Rangemaster cooker with a gas hob and Belfast sink are fitted in the Kitchen, with further appliances in the adjoining Utility Room, located from the Dining area. With an additional sink and storage, as well as plumbing for a dishwasher, washing machine and dryer, and space for an American style fridge freezer. A further Back Hall and Boot Room leads from the Kitchen, with quarry tile flooring and external access to the front and back of the house as well as to the integrated garage, there is a useful boiler room with additional storage space and a cloakroom with basin and WC. From the back hall a staircase leads up to a loft style Study/Bedroom 5.

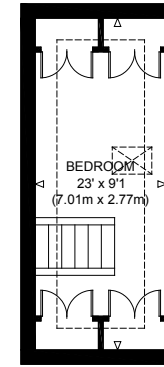
Ascending the staircase from the main hall, the landing offers access to four large double bedrooms and a family bathroom on the first floor. The Principal bedroom benefits from a large bay window and a wall of fitted wardrobes, as well as an adjoining dressing room fitted with twin basins and a large airing cupboard, and a further en-suite shower room with shower cubicle and WC. Three more double bedrooms all offer a generous space with ample room for bedroom furniture and storage. Completing the rooms on the first floor is the Family Bathroom, which features an extra-large jacuzzi bath, basin, bidet and WC.



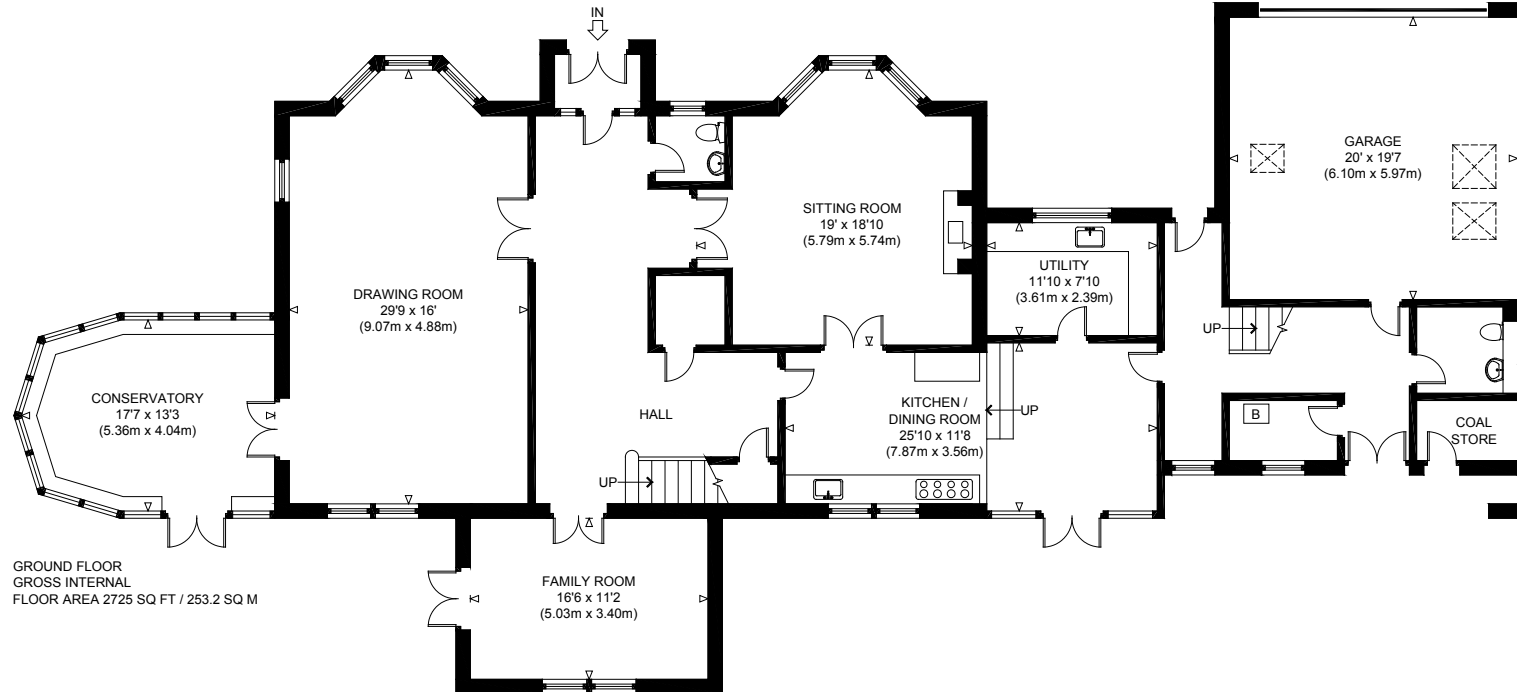




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1321 SQ FT / 122.7 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 209 SQ FT / 19.4 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2725 SQ FT / 253.2 SQ M

CROSSLYN HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 4255 SQ FT / 395.3 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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### GARDEN:

Stunning gardens wrap around Crosslyn House, offering a beautiful outlook from all sides with the back of the house making the most of the sunny south easterly aspect. Bounded by hedging, the gardens are predominantly laid to lawn with a series of herbaceous beds by the house and a variety of established trees and shrubs. Two spacious patio areas are in prime sun-trap areas and provide spaces to enjoy dining alfresco and enhance the 'inside-outside' experience via double patio doors from the Conservatory and Family Room, and the other from the Dining Kitchen. A gated driveway creates a sense of arrival at the front of the house, with a large turning circle and ample parking for multiple cars in front of the double garage.

### GENERAL REMARKS AND INFORMATION:

#### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

#### Services

Mains electricity, drainage and water, with LPG central heating.

#### Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

### Satellite Navigation

For the benefit of those with satellite navigation the postcode for the properties is EH41 4JE

### EPC – Band E

### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

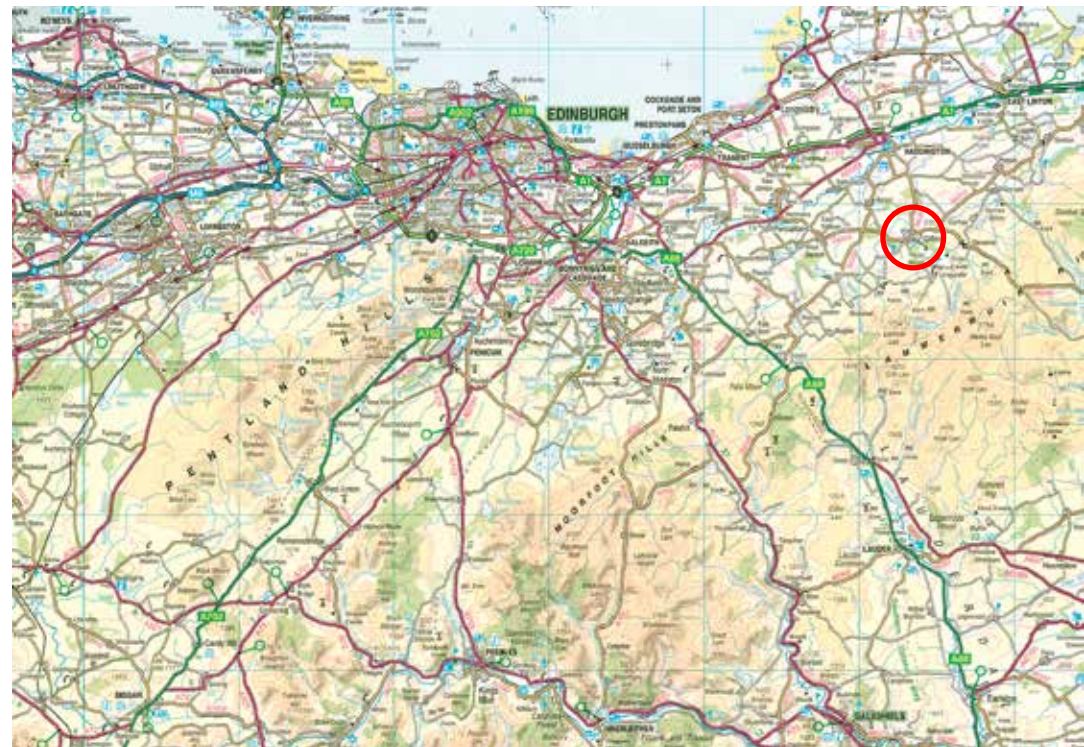
### Council Tax – Band H

### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.









#### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

#### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.





**Important Notice:**

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

4. Estate Agents Act 1979 - An employee of Rettie and Co declares an interest in the sale in accordance with the Estate Agents Act 1979.





**RETTIE**

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[www.rettie.co.uk](http://www.rettie.co.uk)

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.