



# POST OFFICE FLAT

MAIN STREET | GIFFORD | HADDINGTON | EAST LOTHIAN







## Summary of Accommodation

Ground Floor: Entrance Vestibule

First Floor: Landing, Open Plan Kitchen and Sitting Room, Principal Bedroom, Single Bedroom, and Bathroom

**About: 425 sqft**

# POST OFFICE FLAT

**MAIN STREET, GIFFORD, HADDINGTON, EAST LoTHIAN, EH41 4QH**

A bright and well-proportioned 2-bedroom first floor flat in the heart of the picturesque village of Gifford, at the foot of the Lammermuir Hills

Haddington 5 miles, Edinburgh 23 miles, Edinburgh Airport 29 miles (All distances are approximate).





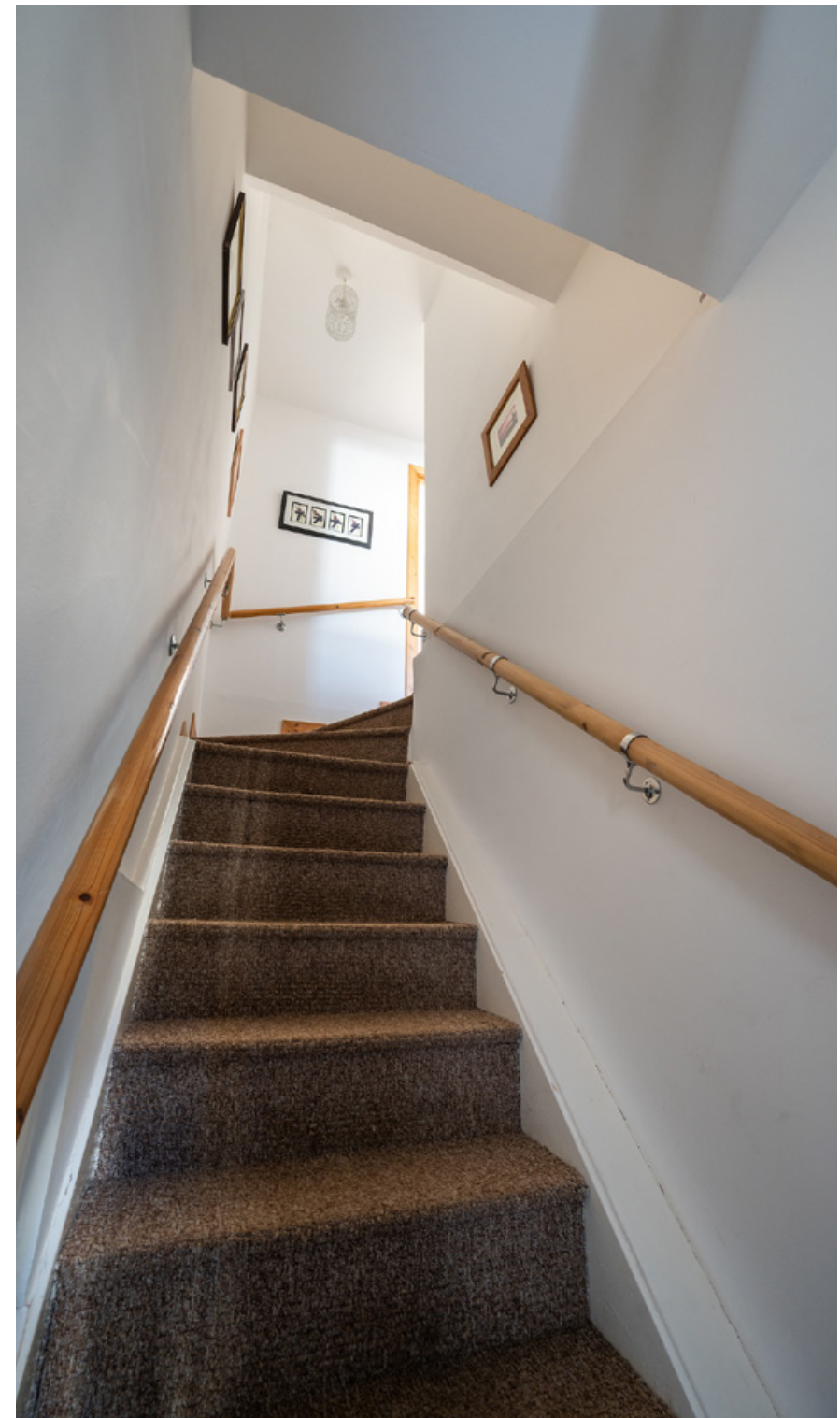
#### SITUATION:

The highly regarded village of Gifford is situated approximately 24 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 store, a newsagent/post office, a park with a play area, the Goblin Ha' and the Tweeddale Hotels, a garage, Church, popular café, delicatessen, a designer homeware shop and a highly regarded primary school. Two golf courses lie close by, and there is a popular sports club in the village. There is a very active community with attractive village Hall and Gifford hosts over 20 interest groups including an award-winning community film club, art group, horticultural society and community woodland group, mini rugby, cricket, and bridge club.

A much wider range of facilities, including 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 (approximately 5 miles away). Loretto School (prep and senior) at Musselburgh is around 20 minutes' drive away. 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.

There are local buses from Gifford to Haddington and surrounding villages. Also express buses from Haddington to Edinburgh, Dunbar and Berwick. The nearest train station at Drem is approximately a 20-minute drive, or Dunbar, a 25-minute drive, which has direct trains to London.







#### DESCRIPTION:

Post Office Flat is a 2-bedroom first floor apartment on the Main Street of the pretty and peaceful village of Gifford, which is a popular spot for locals, visitors, and notably cyclists heading to or from the Lammermuir Hills. Post Office Flat would be ideal for a first time buyer or buy to let investor.

The front door opens into an entrance vestibule with stairs that ascend to the first floor landing from which all the rooms of the flat are accessible. At the end of the landing is the bright and well-apportioned open plan Sitting Room and Kitchen. The Kitchen is fitted with a range of base and wall mounted units with white cabinetry and a laminated wood effect worktop. The Kitchen is furnished with an integrated electric hob, oven, extractor hood, washer dryer, and a freestanding fridge. A large skylight allows light to bathe the kitchen, making it a pleasant place to enjoy cooking in. The Sitting Room is at the other side of the space, with a window overlooking the charming Main Street.

The Principle Bedroom is a spacious room with two large sash and case windows and room for bedroom furniture. The second bedroom is a single room a south facing window that brightens the space. This room would also suit a variety of other uses such as a home office or dressing room. The bathroom completes the property, with a fitted bath and electric shower over, basin, and WC.

#### 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 electric heating.

##### Viewing

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

##### Satellite Navigation

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

##### EPC – Band F

##### Local Authority

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

##### Council Tax – Band B

#### 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:

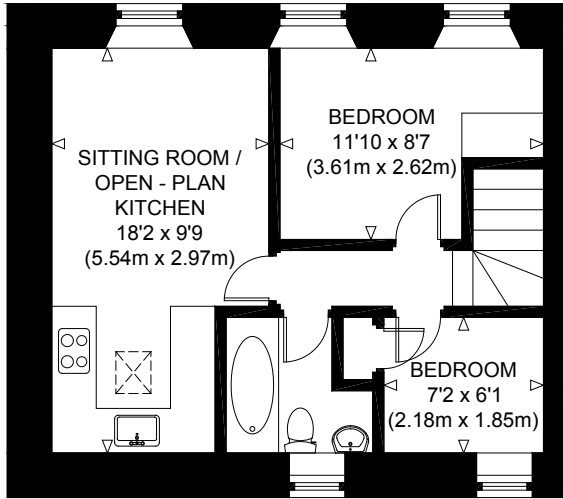
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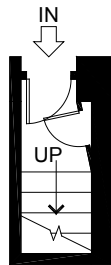
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party 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.





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 401 SQ FT / 37.3 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 24 SQ FT / 2.2 SQ M

POST OFFICE FLAT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 425 SQ FT / 39.5 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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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.