



# ROSSIEDEN

TWEEDDALE CRESCENT | GIFFORD | HADDINGTON | EAST LOTHIAN



**RETTIE**





**Summary of Accommodation**

**Ground Floor:** Entrance Hall, Kitchen, Sitting Room, Inner Hall, Three Double Bedrooms, Family Bathroom, and Utility Room

**Garage:** Semi-detached external garage with pedestrian access to the rear

**Garden:** Front garden and large rear garden with established shrub boundaries

**About:** 0.18 acres

# ROSSIEDEN

**TWEEDDALE CRESCENT, GIFFORD, HADDINGTON, EAST LOTHIAN, EH41 4QZ**

A striking 1960's bungalow with a large, bright open plan living area, three generous bedrooms, and an established and leafy garden within the popular village of Gifford.

Haddington 5 miles, Edinburgh 24 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:

Rossieden is an attractive detached bungalow built in the 1960's in the heart of Gifford, a popular and charming village in East Lothian. With three large bedrooms, a spacious open plan living and dining area, and a generous established garden, Rossieden is ideal for either a growing family, or those looking to downsize for a property on one level.



Rossieden is approached from the driveway under a covered veranda with inset lighting. Entering the property through the front door, the entrance hall provides access to the kitchen, sitting room and utility room. The spacious kitchen is fitted with a range of base and wall mounted storage units with space for freestanding appliances, and there is a large window at eye level looking out over the front garden. There is a fitted electric hob in the worktop, and a further door from the kitchen leads through to the bright and spacious dining area, which is open plan with the sitting room. The sitting room is a generous and light room with three large picture windows overlooking the leafy rear garden. There is a door out to the garden, ideal for making the most of both spaces in summer months. The sitting room is also furnished with a large stone fireplace with an open fire above a tile hearth. A further door leads from the sitting room back to the entrance hall which leads finally into the utility room which benefits from an additional sink, further storage for whitegoods, a boiler cupboard, laundry cupboard, and convenient WC/Cloakroom. There is an external door from the utility room that leads out to the side patio.

Returning to the sitting room, there is a further internal hallway which provides access to all three bedrooms and the family bathroom. The principal bedroom is located at the end of the hall to the left and is fitted with built in storage rooms and a basin, with a window overlooking the private side patio. The second bedroom benefits from a spacious layout with a built-in cupboard and a large window overlooking the peaceful rear garden. The third bedroom is current set up as a library/study, and also has a built-in wardrobe and views over the garden. Completing the house, is the family bathroom, which is furnished with a large walk-in shower, basin, and WC.

#### GARAGE:

The property benefits from a large semi-detached garage which is fitted with an up-and-over garage door and has pedestrian access to the patio at the rear. There is ample space for parking within the garage, with additional room for storage.

#### GARDEN:

Rossieden boasts generous and established front and rear gardens, which are well-stocked with leafy shrubs and plants. The front garden is entered from the driveway and has a lawn area which is framed on three sides by shrubs and a wall planter. The side patio is a private and sheltered area ideal for use as a drying green due to the immediate access to the utility room. There is a useful timber shed in this area which provides garden storage. The large rear garden is predominantly laid to lawn, with mature trees and shrubs bounding the perimeter and providing privacy and screening from neighbouring properties. The garden enjoys sun at various areas throughout the course of the day.

#### GENERAL REMARKS AND INFORMATION:

##### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Whitegoods are not included.

##### Services

Mains electricity, drainage, and water, with oil fired central heating.



#### Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: [townandcountry@rettie.co.uk](mailto:townandcountry@rettie.co.uk)

#### Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH41 4QZ

#### EPC – Band TBC

#### Local Authority

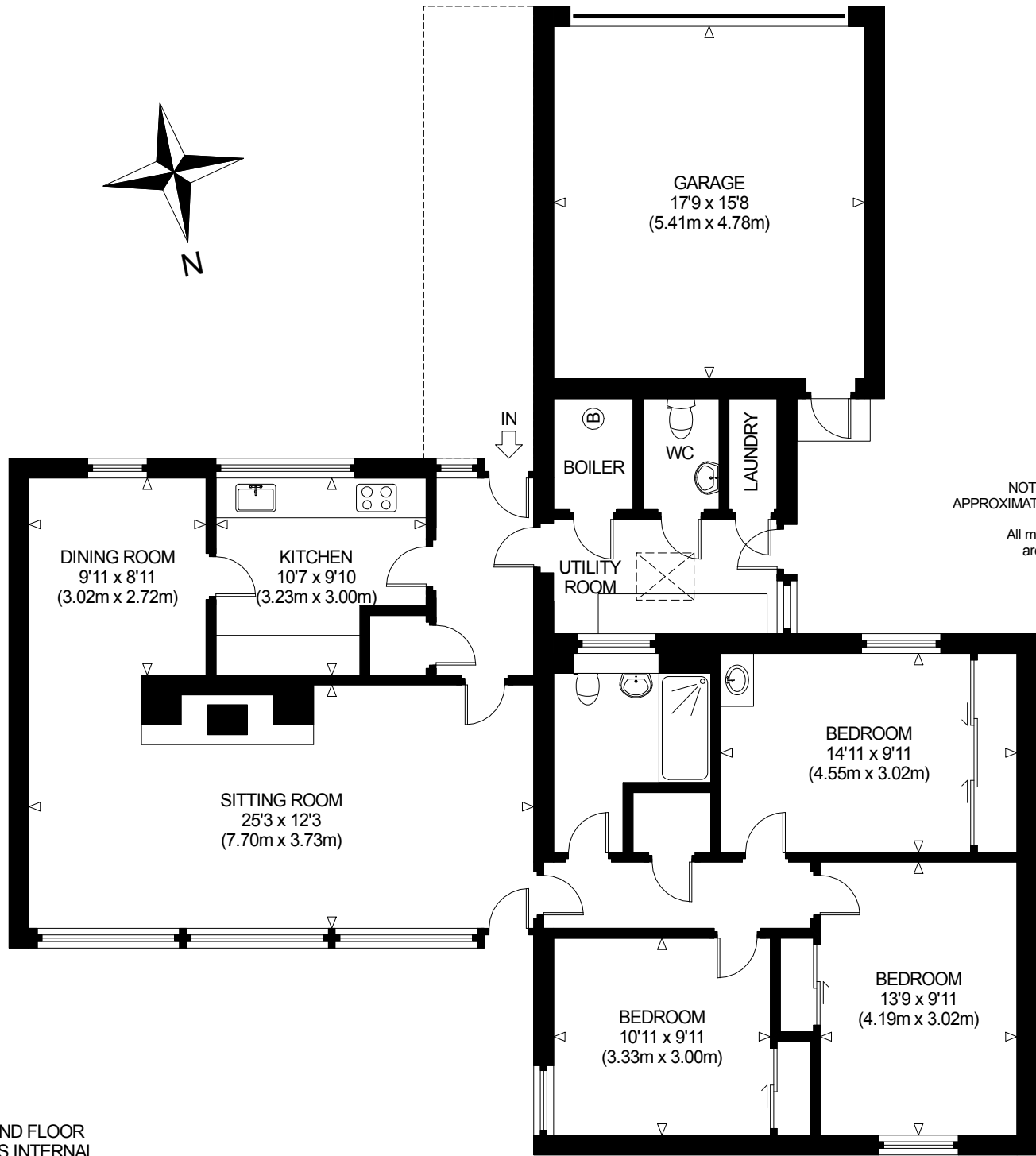
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

#### Council Tax – Band F

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.



TWEEDDALE CRESCENT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1598 SQ FT / 148.5 SQ M  
(INCLUDING GARAGE)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1598 SQ FT / 148.5 SQ M



**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:

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**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.