



# MID LATCH

NEAR GIFFORD | HADDINGTON | EAST LOTHIAN



**RETTIE**





## Summary of Accommodation

**Ground Floor:** Entrance Vestibule, Entrance Hall, Sitting Room, Sunroom, Dining Room/Study, Kitchen, Principal Bedroom with Dressing Room and En Suite Shower Room, Double Bedroom with En suite Shower Room, Two Double Bedrooms and a Family Bathroom.

**Garden:** There are two garden areas, which are bordered by hedges and predominantly laid to lawn, one of which features a pond and vegetable patch.

**Garage:** Double Garage with twin doors.

**About:** 0.47 Acres

# MID LATCH

**NEAR GIFFORD, HADDINGTON, EAST LoTHIAN, EH41 4JN.**

A spacious 4-bedroom house, situated in a beautiful rural setting with gardens extending to 0.47 Acres, with double garage and within commuting distance of Edinburgh.

Gifford 2 miles, Haddington 7 miles, Edinburgh 23 miles, Edinburgh Airport 30 miles (All distances are approximate).





#### SITUATION:

Mid Latch is nestled amongst the rolling hills of the Lammermuirs, with access to Gifford which is 2 miles North of the property. Gifford 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 with Loretto School (prep and senior) at Musselburgh. The property is ideally placed for the wealth of sporting opportunities available throughout the county – inland or within Lammermuir Hills or on the coast, a short drive away.

#### DESCRIPTION:

Mid Latch is positioned amongst the rolling hills of the Lammermuirs and accessed via a public road which arrives to a private gravelled driveway offering plentiful parking in front of the double garage.

The house is a spacious bungalow with a harled façade under a tiled roof with partial double glazing. From the front of the property steps lead up to the front door which opens to an entrance vestibule and entrance hall with a coat cupboard. There is a spacious sitting room with a wood burning stove and shelving, with double doors that open to the sunroom beyond, with double sliding doors to that open to the garden. The dining room/study has a dual aspect and a range of shelving with a door opening to the kitchen. The kitchen features a range of wall and base mounted units with a central island featuring a four-ring induction hob. Other appliances include an integrated Neff oven with grill above, Kenwood microwave, integrated dishwasher and space for a washing machine, with a basin overlooking the garden, and a linen cupboard housing the hot water cylinder. From the kitchen

a door opens to an inner hallway which has an array of storage cupboards and gives access to a spacious principal bedroom with built-in wardrobes, dual aspect overlooking the garden, with an en suite shower room with walk-in shower cubicle, WC and basin, and sliding door out to garden. A further double bedroom with built-in wardrobes and an en suite shower room with walk-in shower cubicle, WC and basin. Double bedroom with built-in wardrobes and a utility room (which could be utilised as a bedroom). Completing the accommodation is a family bathroom with bath with handheld shower attachment, WC and basin.

#### GARAGE:

Double Garage with twin doors and electricity.

#### GARDEN:

Mid Latch is situated in a beautiful rural setting and has two distinct garden areas. The garden closest to the house has a paved patio area at the side of the house with a path leading to the rear garden, which has a beautiful beech hedge and is predominantly laid to lawn with a climbing rose at the end of the house. A hidden gate opens to the side of the property and there is a wooden bridge over the burn to the main road.

To the side of the double garage the orchard garden is accessed via a wooden pedestrian gate and is predominantly laid to lawn enclosed by a stone wall and yew hedge, with herbaceous borders to the side and a feature pond. Behind rhododendrons is a hidden greenhouse and at the end of the garden there is a fenced vegetable patch and compost corner

#### 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, water, with drainage to a private septic tank, central heating oil fired boiler.

##### Viewing

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

##### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH41 4JN.

##### EPC – C

##### 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.

### 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.

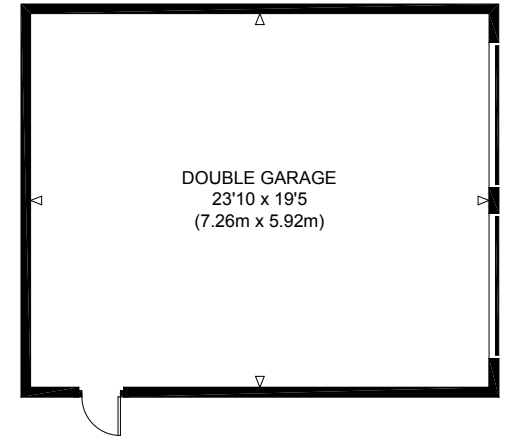
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party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

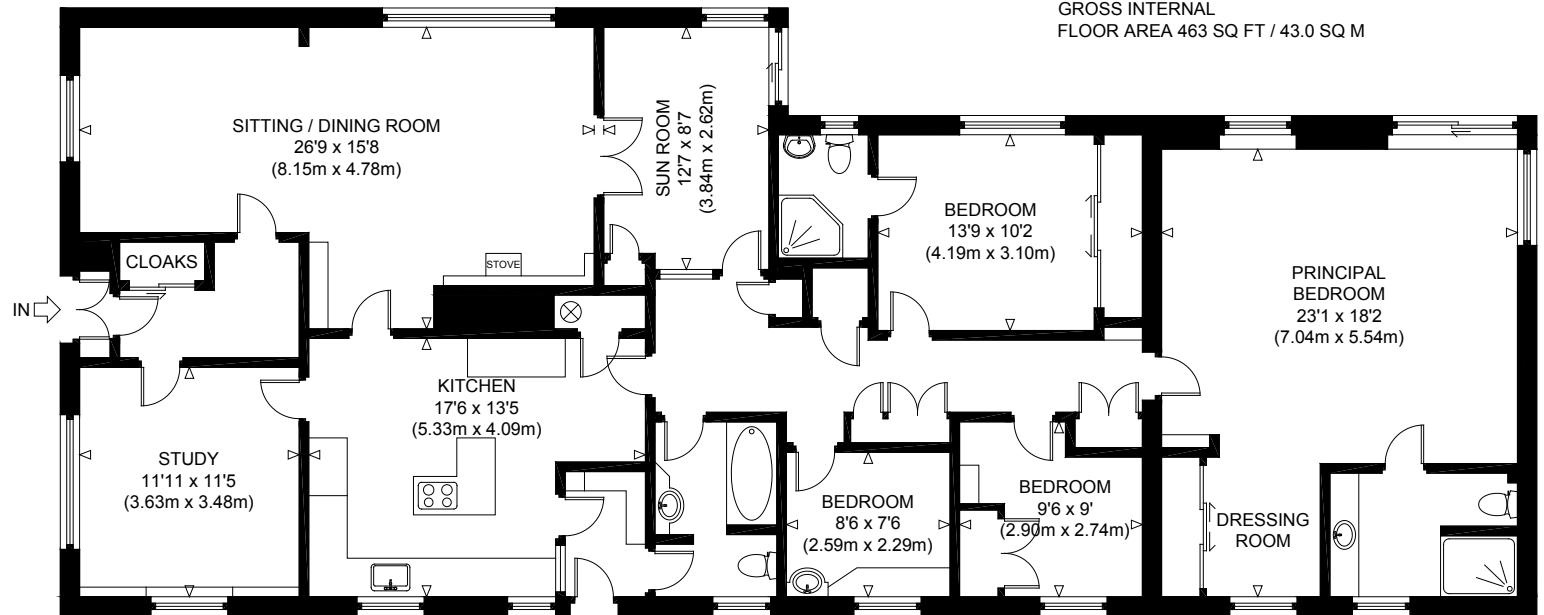


**MID LATCH**  
**NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA 1979 SQ FT / 183.9 SQ M**  
**EXTERNAL DOUBLE GARAGE AREA 463 SQ FT / 43.0 SQ M**  
**TOTAL COMBINED FLOOR AREA 2442 SQ FT / 226.9 SQ M**  
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GROSS INTERNAL  
FLOOR AREA 463 SQ FT / 43.0 SQ M**



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FLOOR AREA 1979 SQ FT / 183.9 SQ M**









**RETTIE**

11 Wemyss Place,  
Edinburgh, EH3 6DH

0131 220 4160

mail@rettie.co.uk

[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.