



NETHERDALE, 16 STATION ROAD

Gifford, East Lothian, EH41 4QL



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A spacious and beautifully finished 4-bedroom cottage with mature and sunny gardens within walking distance of Gifford's amenities and commuting distance of Edinburgh.

Haddington 5 miles, Edinburgh 21 miles, Edinburgh Airport 28 miles
(All distances are approximate).

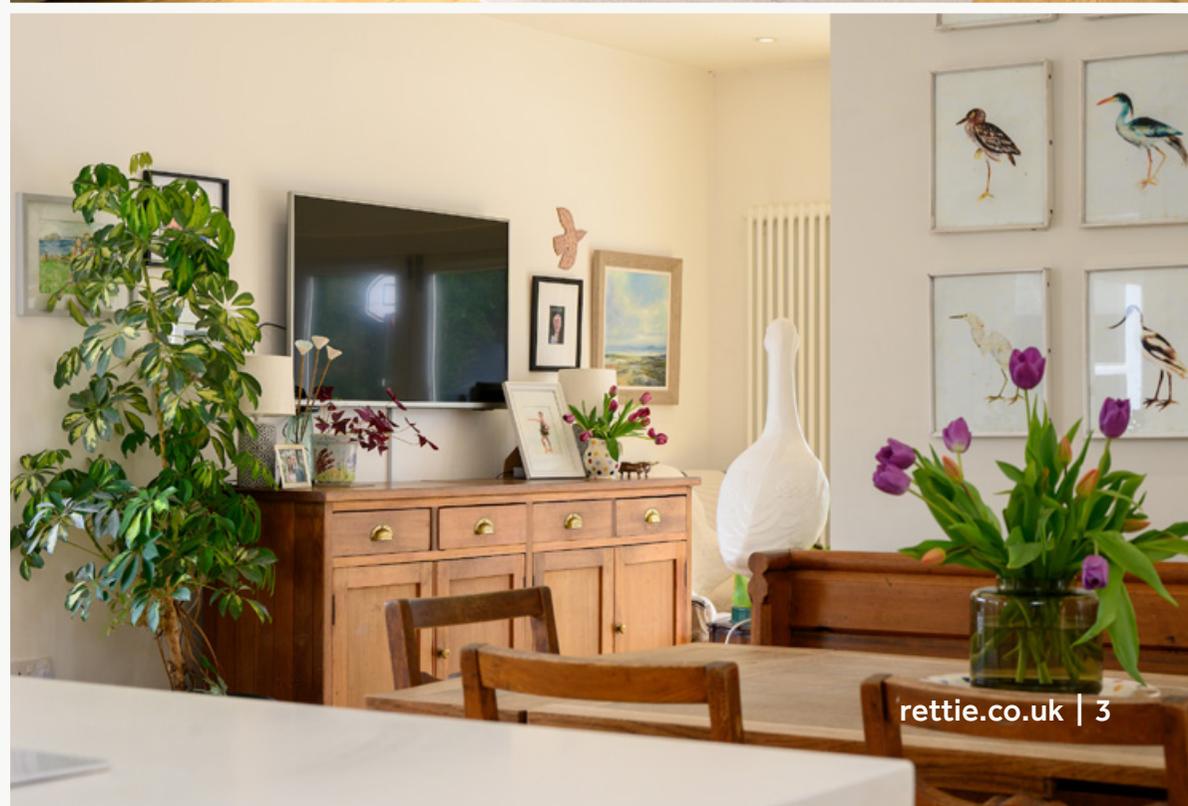
Summary of Accommodation

Ground Floor: Covered Porch, Entrance vestibule, Hallway, Open Plan Kitchen and Dining Room with Sitting Room, Sunroom/Conservatory, Principal Bedroom Suite with Ensuite Bathroom and Dressing Room/Study, 3 Further Bedrooms, Family Bathroom, and Utility Room.

Garden: Sunny south facing rear garden with patio and lawn and front garden with multi-car driveway

Garage: Single garage with timber doors and pedestrian door to the rear garden.

About: 0.19 acres



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Situation:

The highly regarded village of Gifford is situated approximately 21 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, two popular cafes 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 a Tesco and Aldi supermarket, a leisure centre with swimming pool, Compass private junior 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.



Netherdale is ideally placed for the wealth of outdoor sporting opportunities available throughout the county - inland, in the nearby Lammermuir Hills or on the coast, a short drive away. The nearest train stations at Drem and Longniddry are approximately a 20-25minute drive.

Description:

Netherdale is a charming and picturesque detached bungalow, with 4 bedrooms ideal for a growing family and all on one level making it suitable for downsizers looking to live within a friendly active community.

A covered porch/veranda leads to the front door which opens into an entrance vestibule, perfect for removing muddy shoes or wet coats. The Hallway is bright and open and provides access to all the main rooms of the house. At the sunny rear of the house is the large and airy open plan Living Area, which is formed by the Kitchen, Dining Area and Sitting Room. The Sitting Room is bright and spacious and enjoys bi-folding doors that open to the large patio and the garden beyond. A Charnwood Aire woodburning stove and full height cast iron radiators heat the space, forming a cosy are in the winter months. The chimney breast divides the space between the Sitting Room and the Kitchen and Dining Area, which is bathed in light by 2 large picture windows which overlook the side garden and the 3 raised beds situated there. The Kitchen is fitted with a large central island with drawers for storage and a white hob with cooker hood above. Floor-to-ceiling units on the wall offer further storage and a full-size integrated fridge and freezer, double ovens, and a microwave are integrated within. Open shelves above the sink and worktop to the side offer further storage options. Adjoining the Kitchen/Dining Area is the Sunroom, which is accesses via internal bi-folding doors that open to provide a superb space for entertaining. The Sunroom also has a door to the garden and offers an ideal additional reception room that would suit a variety of uses including a playroom or snug. The Utility Room leads from the hall and is fitted with Zanussi washing machine and dryer, a further a worktop with fitted sink, and more cabinetry for storage, with a door out to the side of the house where the oil tank is located.

At the front of the house, the Principal Bedroom Suite is a tranquil and generous space, with an adjoining ensuite Bathroom and Dressing Room. The Bedroom has attractive oak wood flooring and enjoys a leafy outlook over the front garden through the large bay window. The ensuite Bathroom is fitted with both a walk-in shower and a freestanding bath, with a basin and WC, all set in attractive white and grey tiled floors and walls. The Dressing Room is currently used as a Study and is a helpful space away to utilise as necessary.

Three further Bedrooms are located from the main Hallway and offer ample accommodation for all the family. These rooms are serviced by the Family Bathroom, which is fitted with a shower over a bath, basin, and WC. The attic is accessed from the Hallway, via a roof hatch with fitted ladder, as well as a spacious airing cupboard.

Garage:

There is a single car garage adjoining the house, with recently fitted timber doors in keeping with the character and charm of the house. There is a pedestrian door to the rear garden at the back of the garage.





Garden:

Netherdale lies in a generous 0.19 acre plot with well apportioned front and rear gardens. The front of the house is bounded by a high hedge and timber fence which opens into the multi-car gravel driveway. A large blossom tree is a stunning feature, as well as well stocked herbaceous borders that bound the front lawn. A gravel path leads from the front gate to the house and are flanked by colourful flower beds. At the back of the house, the large patio with bi-folding doors from the Sitting Room makes the most of the Southwest facing aspect, offering a sunny spot to enjoy alfresco dining in the summer months. Dwarf walls bound the patio, and a step leads up to the lawn which has a fence at the back, and hedges on either side providing privacy and shelter. There is a potting shed and a Wendy house which will remain in situ. The side garden is furnished with 3 raised beds and a further sunny patio area, with access into the house via sliding doors into the hall. On the other side of the house there is a path with access from the front garden to the rear, with a door leading out from the Utility Room.

GENERAL REMARKS AND INFORMATION:

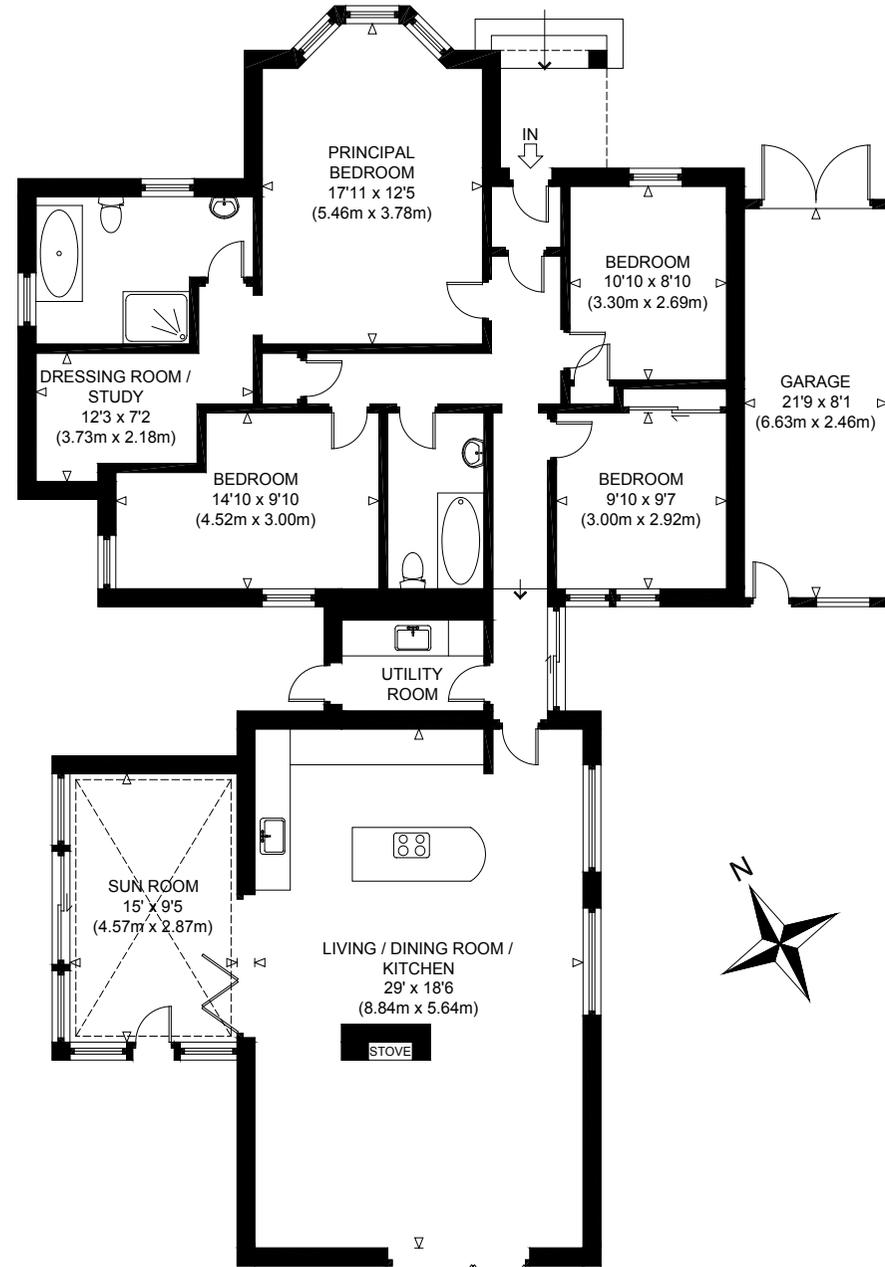
Fixtures and Fittings

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

Services

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





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1918 SQ FT / 178.2 SQ M

Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.
All plans are for illustration purposes and should not be relied upon as statement of fact.
Please note areas within curved and angled walls are approximated.

RETTIE

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EH3 6DH

Viewing

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

Satellite Navigation

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

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 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 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.

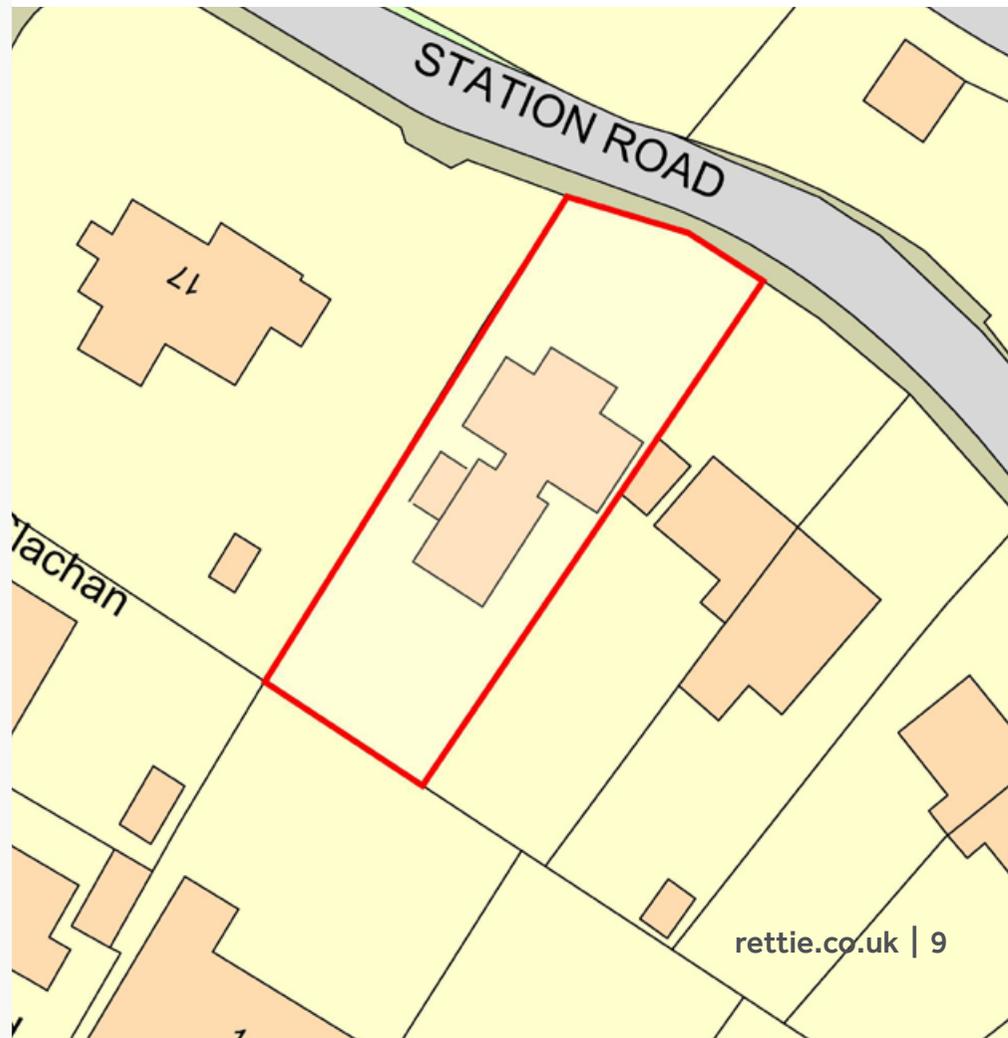
Important Notice:

Rettie, 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.







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.

RETTIE

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