



1 BURNSIDE COTTAGES

Station Road, Gifford, East Lothian, EH41 4QL



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A spacious end-terrace family residence boasting four bedrooms, with a well-balanced layout, front garden, and a rear patio. Situated in the sought-after conservation village of Gifford, conveniently located within commuting distance to Edinburgh.

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

Summary of Accommodation

Ground Floor: Entrance Vestibule, Reception Hall, Dining Kitchen, Sitting Room, Double Bedroom/Study, Utility Cupboard and Cloakroom

First Floor: Landing, Principal Bedroom with Ensuite Bathroom, Double Bedroom, Study/Bedroom 4 and Family Bathroom

Attic: Access to floored attic from landing

Garden: Front Garden predominantly laid to lawn with hedging and specimen trees, and rear patio.



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Situation:

The highly regarded village of Gifford is situated approximately 21 miles from Edinburgh, at the foot 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 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. East Linton train station can be reached in approximately 15 minutes by car and Drem Station in 20 minutes.

Description:

Entering through the front door, a welcoming and bright reception hall guides you to all the rooms on the ground floor. The kitchen seamlessly transitions into an open-plan dining area, perfect for family gatherings, with abundant natural light streaming in through triple aspect windows and doors. Its granite worktops and shaker-style wall and base mounted units evoke a contemporary country aesthetic that harmonizes beautifully with the engineered oak flooring. Equipped with integrated appliances including a Rangemaster cooker, Indesit dishwasher, Zanussi washer dryer, Beko fridge-freezer, and a 1.5 bowl steel sink, the kitchen is both stylish and functional. French doors lead from the dining area to the west-facing patio, ideal for alfresco dining, while internal double doors connect to the sitting room, offering a flexible, semi-open layout. The sitting room boasts ample space and brightness, featuring French doors to the patio and a woodburning stove. Adjacent to the hall, a double bedroom currently utilised as an office and a guest cloakroom with basin and WC provide convenient ground floor accommodations. Additional storage is provided by a generous airing cupboard and an under-stair storage cupboard, perfect for linens, coats, and jackets.

Ascending the staircase from the hall, an open split landing leads to the first-floor accommodation. The Principal Bedroom is generously sized and flooded with natural light from its dual aspect windows, finished with built-in wardrobes. It features an Ensuite Bathroom equipped with a bath, mains shower, basin, and WC. The bathroom is further enhanced by a heated towel radiator and an electric underfloor heating system beneath the limestone floor tiles. Across the landing, is another double bedroom with built-in wooden shelving and access to eaves storage. On the lower landing, is a Family Bathroom with a rainfall shower over a bath, basin, and WC. Its stylish black floor and wall tiles are complemented by a wall-to-wall mirror. The fourth and final Bedroom on this level is currently utilized as a Study/Dressing Room, offering ample built-in oak wardrobes for storage and a picturesque view of the front garden and surroundings.





Garden:

With the gentle murmur of the Gifford Water in the backdrop, the front South facing garden offers a tranquil and secluded atmosphere. It mainly consists of a well-kept lawn, enclosed by fences and hedges, ensuring complete privacy, with a charming Summer House serving as storage for gardening tools. Positioned on the northwest side of the property, a sunny patio overlooks the village bowling green. Accessible by French doors from both the Dining Room and Sitting Room, it becomes a welcoming spot for outdoor dining or hosting guests. Additionally, a designated private parking spot sits adjacent to the house's gable end, complemented by two shared spaces for visitors.

GENERAL REMARKS AND INFORMATION:

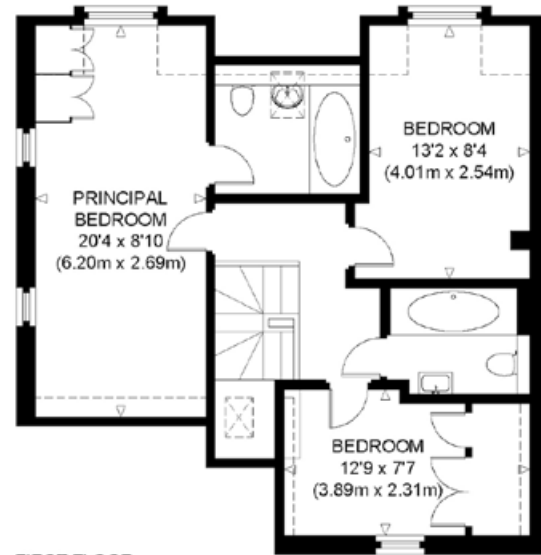
Fixtures and Fittings

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

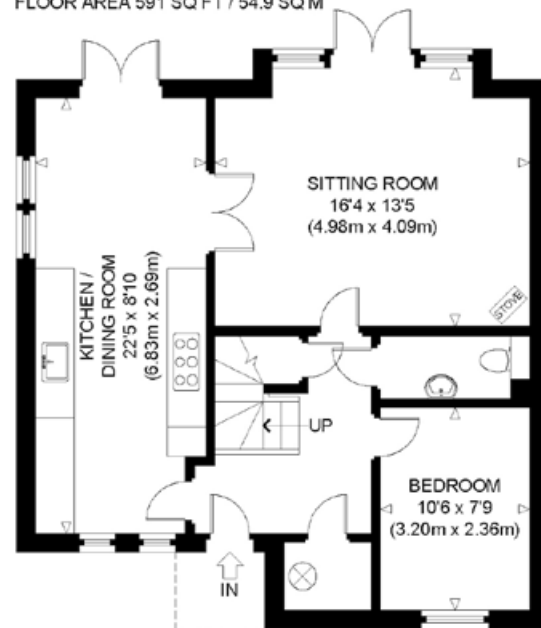
Services

Mains electricity and water, with oil central heating (underground oil tank in the front garden).





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 591 SQ FT / 54.9 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 647 SQ FT / 60.1 SQ M

BURNSIDE COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1238 SQ FT / 115.0 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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RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH

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.

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 property's postcode is EH41 4QL.

EPC – Band C

Local Authority

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

Council Tax - Band E

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:

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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

📞 0131 624 4183

✉️ mail@rettie.co.uk

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Edinburgh
EH3 6DH