



GIFFORD COTTAGE

MAIN STREET | GIFFORD | HADDINGTON | EAST LOTHIAN



RETTIE





Summary of Accommodation

Ground Floor: Porch, Entrance Hall, Sitting Room, Study/Dining Room, Cloakroom, Open Plan Dining Kitchen, and Garden Room.

First Floor: Landing, Principal Bedroom with Ensuite Bathroom, Two Double Bedrooms, Dressing Room and Family Bathroom.

Garden: Sunny Mature Garden to the rear with Patio and Lawn.

About 0.09 Acres

GIFFORD COTTAGE

MAIN STREET, GIFFORD, EAST LoTHIAN, EH41 4QH

A charming traditional 3 Bedroom Cottage with spacious public rooms and a sunny garden in the heart of Gifford.

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





SITUATION:

The highly regarded conservation village of Gifford is situated approximately 21 miles from Edinburgh, in the foothills of the Lammermuir Hills. The village, with its picturesque village green, charming cottages and Yester House accessed from The Avenue, is steeped in history. The Reverend John Witherspoon, a signatory on the Declaration of Independence, was born there. Many of the traditional stone buildings were originally estate workers' cottages and their mellowed stone and traditional rendered facades, together with the Gifford Water running through the village and its wooded surroundings, create 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, Yester Kirk, a garage, two popular cafes and an excellent primary school. Two golf courses lie close by and there is a sports club in the village. There is a very active community and an attractive village hall. Gifford hosts over 20 interest groups including an award-winning film club, art group, horticultural society and community woodland group, mini rugby, cricket, and bridge club. A much wider range of facilities, including Tesco and Aldi supermarkets, 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.

Gifford Cottage enjoys a peaceful location at the east end of the village with a pleasant open outlook towards the iconic whitewashed Yester Kirk, which is a fine A-listed example of 18th century Scottish church architecture.

GENERAL DESCRIPTION:

Gifford Cottage is a characterful traditional stone and slate property with spacious rooms laid out over two floors that really needs to be viewed to be appreciated. A timber porch, illuminated by both interior and exterior lighting, invites you to enter the Cottage, guiding you into the entrance hall. To the left, a spacious sitting room has elegant coving detailing that echoes throughout the property. Here, a striking fireplace captures attention, boasting a white stone mantel and cast-iron surround, accompanied by built-in library shelves, a press cupboard, and original shutters that grace the windows.

Across the hall, a useful study or dining room awaits, complete with built-in shelving and a fireplace featuring a stone mantle and cast-iron surrounds. An inner hall with a door to the cloakroom leads to the large open plan dining kitchen, showcasing a bespoke handmade kitchen complete with a variety of wall and base mounted units with solid beech work surfaces and extensive shelving. At its heart stands an oil-fired twin oven AGA, alongside an integrated AEG oven and 4 ring gas hob, all set against white tiled splashbacks and quarry-tiled flooring. Practicality is provided by an integrated Bosch dishwasher, two sinks, a pantry, and space for a freestanding fridge/freezer.



Transitioning seamlessly from the kitchen, the Garden Room beckons with its built-in shelves and cupboards, accompanied by a utility cupboard equipped with plumbing for a washing machine and dryer. The Garden Room opens onto a delightful patio area through glazed double doors, adding a touch of outdoor charm to the interior space.

Ascending the carpeted spiral staircase, you reach the first-floor landing. Beyond lies the principal bedroom, with a built-in mirrored wardrobe that enhances the room's natural lighting. A picturesque view of the Kirk is framed by original shutters, adding a touch of timeless elegance. The ensuite bathroom, complete with a shower, also provides ample additional cupboard space. Adjacent are two further double bedrooms, the larger of which is complemented by a dressing room or nursery with built-in wardrobes. Convenient press cupboards and built in cupboard capacity offers generous storage. Completing this floor is a well-appointed family shower room.

Garden: The pleasant patio area, accessible through the Garden Room, is an ideal setting for alfresco dining. Just beyond the patio stands a sturdy pergola, offering a shady retreat amidst climbing plants. Stepping further on, a private sanctuary is discovered - a 'secret' garden sheltered between beech hedges and sandstone walls. The lawn flows between mature ornamental and fruit trees with magnolia, quince, camelias and herbaceous borders adding seasonal colour and interest. A large summer house under the shade of a flowering cherry overlooks the garden, and three further sheds serve a range of practical uses.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

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

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Items of furniture may be available by separate negotiation.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity, Gas and Drainage.







Local Authority

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

Council Tax

Band - F.

EPC Rating

Band - F.

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.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.



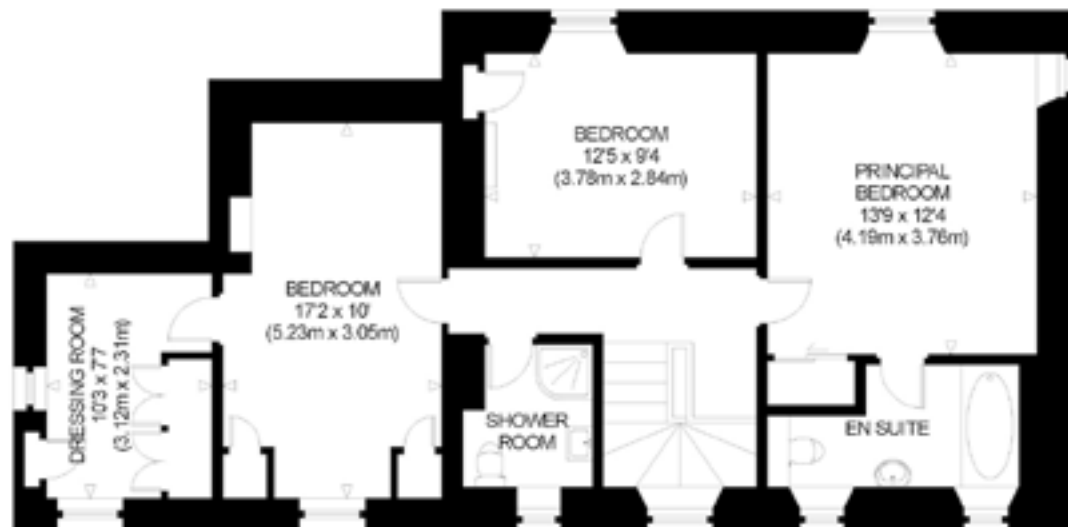
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

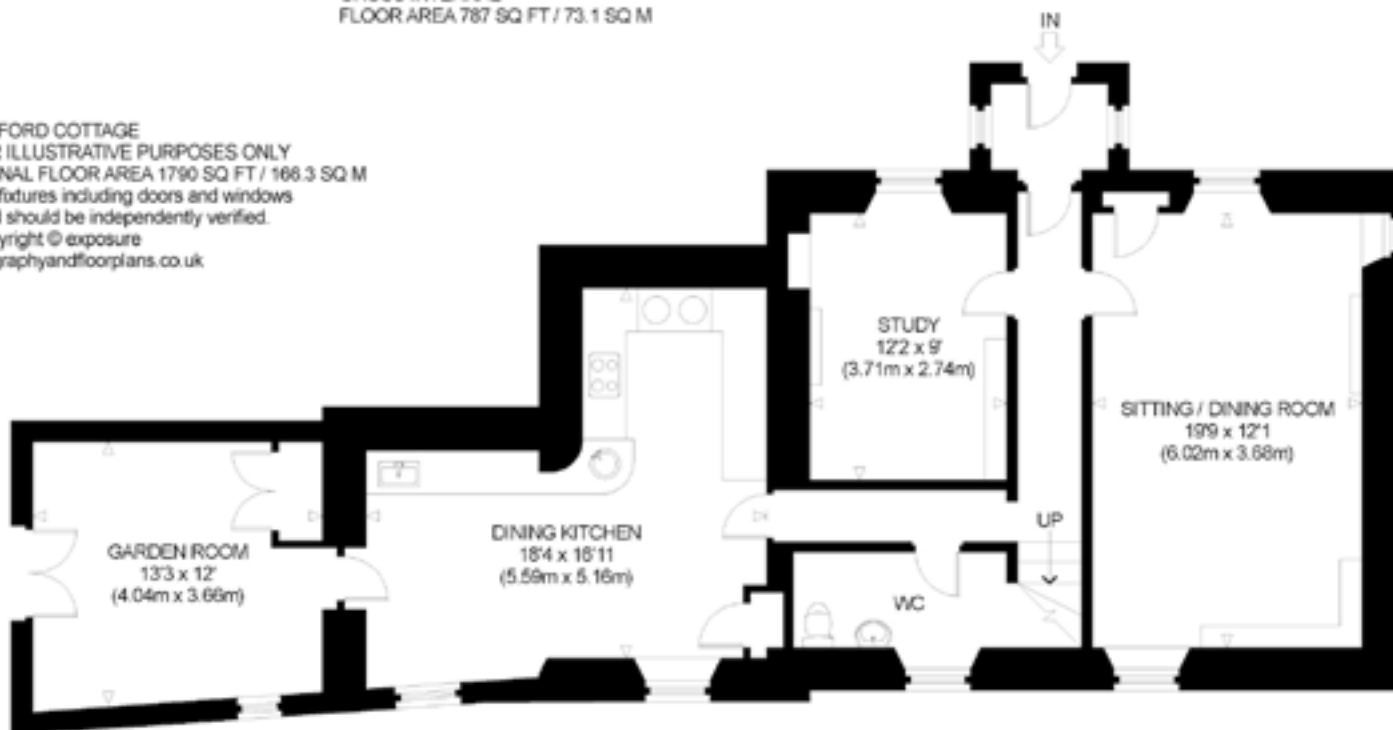
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



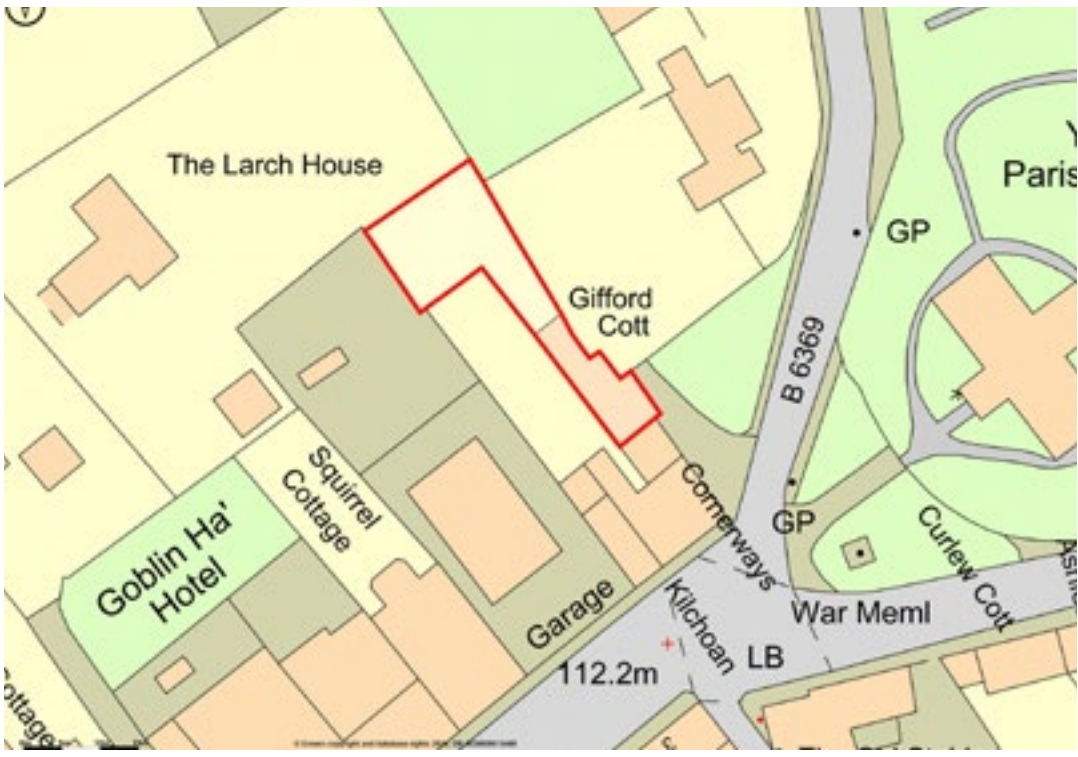


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 787 SQ FT / 73.1 SQ M

GIFFORD COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1790 SQ FT / 166.3 SQ M
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 1003 SQ FT / 93.2 SQ M



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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 especial 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.







RETTIE

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Edinburgh

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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.