



LOMOND

Tweeddale Avenue, Gifford, Haddington, East Lothian EH41 4QN



LOMOND

Tweeddale Avenue, Gifford, Haddington, East Lothian
EH41 4QN

An attractive 4-bed detached single storey family home in the heart of Gifford, East Lothian, styled with quality retro designed interiors and surrounded by beautiful gardens.

Haddington 5 miles, East Linton 9 miles, North Berwick 13.5 miles,
Edinburgh City Centre 21 miles

Summary of Accommodation

Entrance Hall, Dining Room, Kitchen, Sitting Room, Study, Rear Hall, Principal Bedroom with En-Suite Shower Room, 3 Double Bedrooms and a Family Bathroom

Garden: Beautiful, mature, manicured gardens surrounding the property with various terraces/outside seating areas and a private driveway for three cars.

Outbuildings: Double garage, greenhouse, summer house and two outside stores adjoining the house

About 0.30 acres (0.12 Ha)



LOMOND

Tweeddale Avenue, Gifford, Haddington, East Lothian



Situation:

The highly regarded village of Gifford is situated approximately 21 miles from Edinburgh, in the foothills of the Lammermuir Hills. The village is steeped in history, with its picturesque village green, stone cottages and the beautiful Yester Estate. Most of the traditional stone buildings were originally estate workers' cottages, and with their charming, mellowed stone construction, together with the Gifford Water running through the village, it is not hard to see why this location is so highly sought after.

The village boasts an attractive village hall, local store, a newsagent/post office, a park with a play area, the Goblin Ha' and Tweeddale Hotels, a garage, a church, two popular cafes and a highly regarded primary school. Gifford has a very active community hosting over 20 interest groups to include an award-winning community film club, art group, mini rugby, cricket, bridge club, as well as the horticultural society and community woodland group.

A much wider range of facilities are available at the nearby town of Haddington, including a Tesco and Aldi supermarket and a leisure centre with swimming pool. The Compass is a popular private junior school in the town, alongside the Knox Academy secondary school. Loretto School (prep and senior) at Musselburgh is also only around 20 minutes' drive away, with further private schooling available in Edinburgh.

Lomond is ideally placed for the wealth of outdoor sporting opportunities available throughout the county. There is a popular sports club in the village, excellent hiking/biking facilities in the nearby Lammermuir Hills, and a variety of sailing and water sports offered by the coast. For golfing enthusiasts, Gifford Golf Club is on the doorstep, however East Lothian boasts some of the finest golf courses in the country, with the likes of Muirfield, Archerfield, Gullane and Luffness all within a few miles.

Gifford is located within close proximity of the A1, providing good access to Edinburgh by car (around 40 minutes to the city centre), and the newly opened East Linton main line railway station now allows ease of access to both Edinburgh in under half an hour and the south.





Description:

Lomond is situated along a quiet, leafy avenue, predominantly used by residents only, so has little traffic. Built in 1966, the single storey dwelling has been thoughtfully designed to provide fluid, free-flowing access throughout the house, with a modern interior designed flair that boasts hints of flamboyant retro 60's touches - in keeping with the period of the property.

Set back from the roadside, a private, tarmacadam driveway, lined by colourful herbaceous borders, leads to the garage that allows parking for 2-3 cars. An attractive stone wall with mature shrubs, trees and hedging shields the house and main entrance from view, providing privacy from the road and neighbouring houses.

To the right of the driveway, a covered porch leads to the front door, with floor to ceiling glazed door and window panels that allow natural light to flood into an open plan entrance hall. Upon entry you are instantly met with a juxtaposition of 1960's timber wall and ceiling cladding, alongside modern, bright geometric wallpaper and traditional parquet wood flooring throughout, that somehow unifies to create a colourful interior designed space that successfully combines retro with modern.

A central interior wall to the entrance hall divides the reception rooms to one side of the house from the bedrooms at the back of the house. To the right of the entrance hall is the dining area, that has space for an eight-seater dining table, which continues through to the kitchen with tiled floor, white floor mounted units, open wall mounted shelving above and a window that looks onto the driveway. Integrated Zanussi appliances include a fridge, freezer, washing machine and dishwasher. A large stainless steel SMEG oven is located to the far end, with dual oven and a five-ring hob. Adjacent to this is a door that leads outside to a covered porch area, where a further door leads into an outhouse that is currently being used as a pantry/store.

Returning to the entrance hall, a door leads into an equipped study (or 5th bedroom) with window overlooking the garden and a fitted desk unit with shelving above. Adjacent to this is a large, bright sitting room with an entire wall of floor to ceiling windows that look onto a beautifully manicured garden. Within this wall of glass, a door leads out onto the large south facing terrace, providing an ideal spot for sunbathing or alfresco dining, and to the centre of the room is an attractive, open stone, fireplace with a multi-fuel 'Morso' wood burning stove.

Moving into the rear hallway, double cupboards integrated into the wall provide useful storage for coats and shoes, with floating shelves beyond. At one end of the hall, near to the entrance, is a large double bedroom with dual aspect windows and fitted shelving. Adjacent to this room is another double bedroom which is currently being used as a snug, with fitted wardrobes and a door out to the garden. Bedroom three is another double with fitted wardrobes and a window overlooking the garden, and adjacent to this is the family bathroom with black and white tiled floor and walls, skylight allowing natural light, and a white modern three-piece suite that incorporates a shower over bath, basin and WC.





To the far end of the rear hall is the principal bedroom with en-suite shower room. Dual aspect windows overlook the garden and a wall of fitted wardrobes provide good storage space. The shower room continues the black and white theme and incorporates a large corner shower, WC and circular raised basin unit with fitted drawers beneath.

Garden

Lomond is situated on a corner plot, therefore beautiful, established gardens wrap around the entire property, with four points of access from the house. Neatly laid pathways meander from the driveway around the home, with perfectly manicured lawns flanked by mature herbaceous borders that provide an abundance of colour. To the south of the property is a large south-facing terrace (with access from the sitting room) perfect for entertaining, and beyond this is a further gravelled seating area that benefits from the evening sun.

There is a pentagonal glazed greenhouse to one corner of the garden, and beyond this, a picket fence separates the garden to the east of the property, which can be accessed from the bedroom/snug. Steps lead down onto a small patio area surrounded by lawn and herbaceous borders, alongside a summer house with further gravelled seating area.

There is a strip of ground behind the large stone wall on the driveway that carefully shields the oil tank and a coal bunker from view. This strip leads down past the side of the garage and gives additional access to the back garden.

Timber fencing, mature trees and hedgerows demarcate the perimeter boundary of the property, allowing a great deal of privacy from the neighbouring houses and road.

Outhouses

The double garage has electric doors and is supplied internally with electricity. It is currently used as a store and has fitted shelving units, a mains water tap and a door out to the back garden.

Two lockable outside stores adjoin the property, one adjacent to the kitchen door, which is currently used as a pantry, and the other is situated by the front terrace which houses the Worcester Bosch boiler.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

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

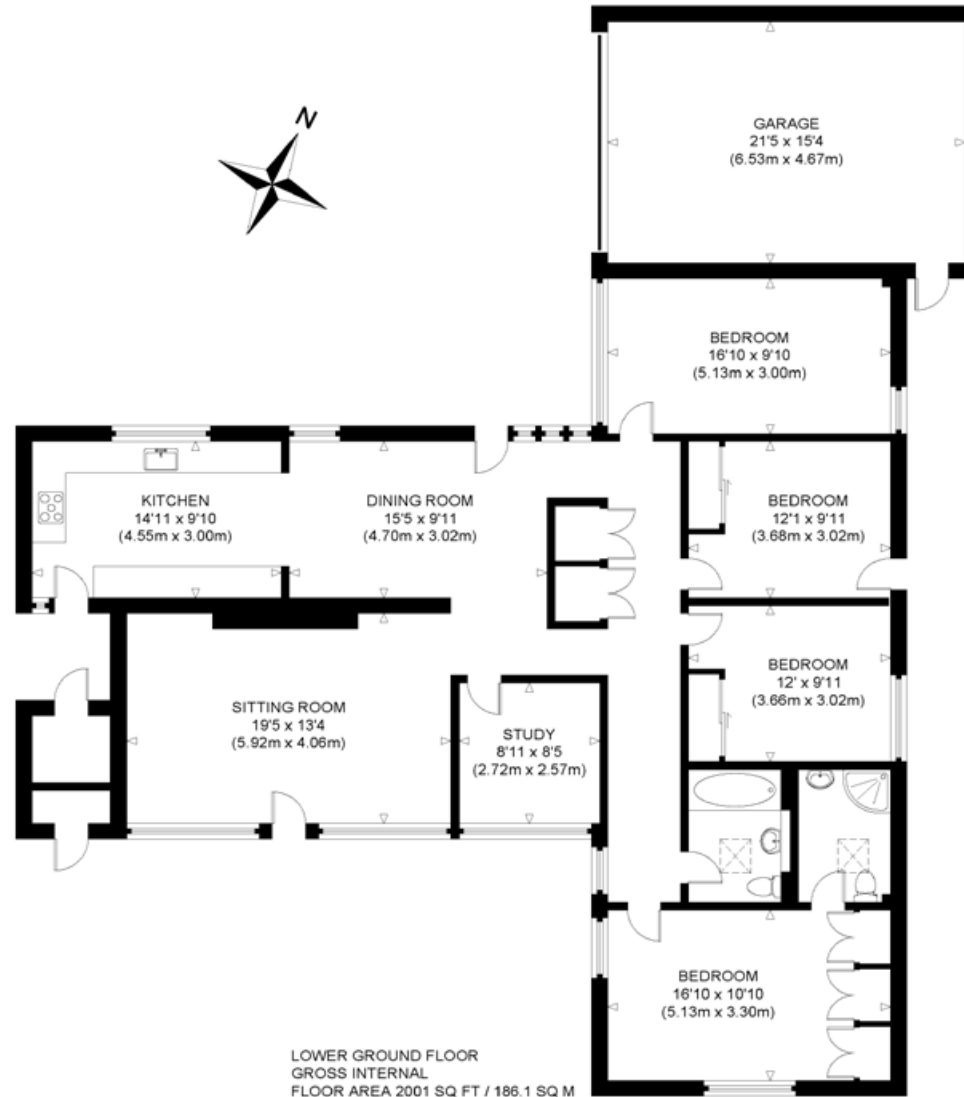
Services

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

Viewing

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





LOMOND, TWEEDDALE AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2001 SQ FT / 186.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk

RETTIE

0131 624 4183
mail@rettie.co.uk
11 Wemyss Place
Edinburgh
EH3 6DH



Satellite Navigation

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

EPC Rating – F

Local Authority

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

Council Tax – Band G

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 & 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 misstatement 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 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.

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

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

