



3 LONGNEWTON COTTAGES

Gifford, East Lothian, EH41 4JW



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A charming 3–4-bedroom cottage, with breathtaking views over surrounding East Lothian countryside, within close proximity of Gifford’s amenities and commuting distance to Edinburgh.

Gifford 3.5 miles, Haddington 8 miles, Edinburgh 22 miles, Edinburgh Airport 29 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Room/Bedroom 4 and Kitchen.

First Floor: Landing, Two Double Bedroom’s, a Family Bathroom and Linen Cupboard.

Garden: Private rear garden, which consists of a paved patio and terraced lawns, with colourful herbaceous borders and well stocked with mature plants and shrubs.

About: 0.079 Acres



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Situation:

3 Longnewton Cottages is nestled amongst the rolling hills of the Lammermuirs, situated amongst a pretty row of colourful houses, this quiet hamlet provides peace and tranquillity to enjoy the surrounding nature, whilst also still being accessible to Gifford only 3.5 miles North of the property and Edinburgh which is 22 miles by car or by rail at Longniddry, Wallyford or Newcraighall providing easy access into the city. The house is situated on an elevation offering stunning views over neighbouring farmland and all the way down to the coast.

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, and two popular cafés and the highly regarded Yester primary school. Being an active community, Gifford is home to two golf courses, a cricket club, popular bowling green 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.



General Description:

3 Longnewton Cottages is a charming semi-detached property with a painted render façade that sits beneath a slate roof, offering comfortable accommodation over its three floors and benefitting from double glazing throughout. The house is approached from the main road arriving to a shared driveway with parking in front of the house.

The front door opens to a welcoming entrance hall with solid oak flooring that extends into the principal rooms on the ground floor. From the entrance hall a door opens to a bright and spacious sitting room, which has a magnificent log burning stove set under a wooden mantle with breathtaking views over open East Lothian countryside. Double doors open to a paved patio area and garden to the rear. Across the hall a door opens to the dining room/bedroom 4, with views overlooking East Lothian countryside to the front of the house. The room features a beautiful open fireplace with decorative mantel above, and a large under stairs storage cupboard with shelving. Situated at the back of the house is the kitchen which has views over the rear garden, with a range of wall and base mounted units, breakfast bar and a slate floor. Modern appliances include: an integrated oven with grill and four ring induction hob above with extractor fan, space for a dishwasher and fridge/freezer, plumbed for a washing machine, with a back door opening to a paved patio and rear garden.

From the entrance hall stairs ascend to the first floor and landing, giving access to two double bedrooms and a family bathroom. Both bedrooms are a generous size with stunning views out over East Lothian countryside, and the second bedroom has an under stairs cupboard with shelving. The family bathroom has a bath with electric shower above, basin, WC and heated towel rail, and views over the rear garden. Completing the accommodation on the first floor is a large linen cupboard, which is home to the hot water cylinder with built in shelving.

Stairs ascend from the first-floor landing to the second floor giving access to the principal bedroom, passing a storage cupboard which is currently used for hanging space. The principal bedroom is bathed in natural light from two Velux windows, which offer the most spectacular view over sprawling East Lothian countryside all the way down to the coast, there is also an additional cupboard providing hanging space, and a spacious eaves store providing ample storage. (There is potential, subject to planning, to extend the principal bedroom into the eaves space to create an ensuite shower room).

Garden:

At the side of the house there is a shared access with a pedestrian gate that opens to the rear garden and a paved patio area, which is also home to the oil boiler, garden shed and log store. The rear garden is a beautiful terraced garden with steps leading up to a rockery and two areas of lawn, which are perfect for al fresco dining, and where the oil tank is situated. At the top of the garden is a further seating area with wood chipping, a central vegetable bed with views over the field beyond, with a garden shed. The garden is well stocked with mature plants and shrubs, specimen trees and a beech hedge border to one side.





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.

Shared Access

2 Longnewton Cottages has a right of access through the rear gardens of both adjacent houses (Numbers 1 and 3) for removal of bins. In practice, bins are now stored in a shared area to the side of Number 1.

Satellite Navigation

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

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.

Entry & Possession

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

Services

Mains Electricity, Private Water Supply, Oil Fired Central Heating and Drainage to a Shared Septic Tank.

Local Authority

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

Council Tax

Band E.

EPC Rating

Band E.

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.

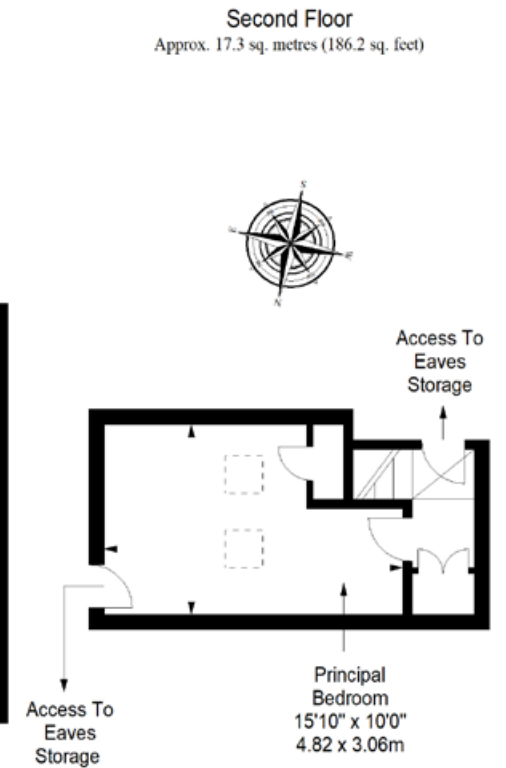
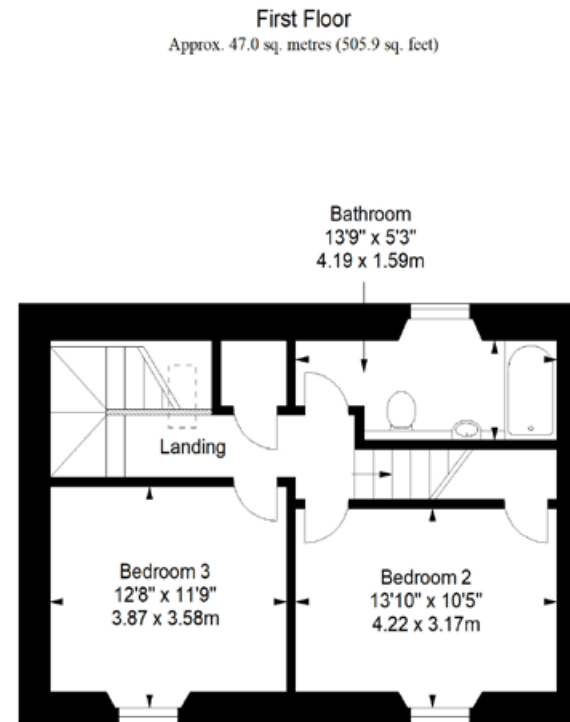
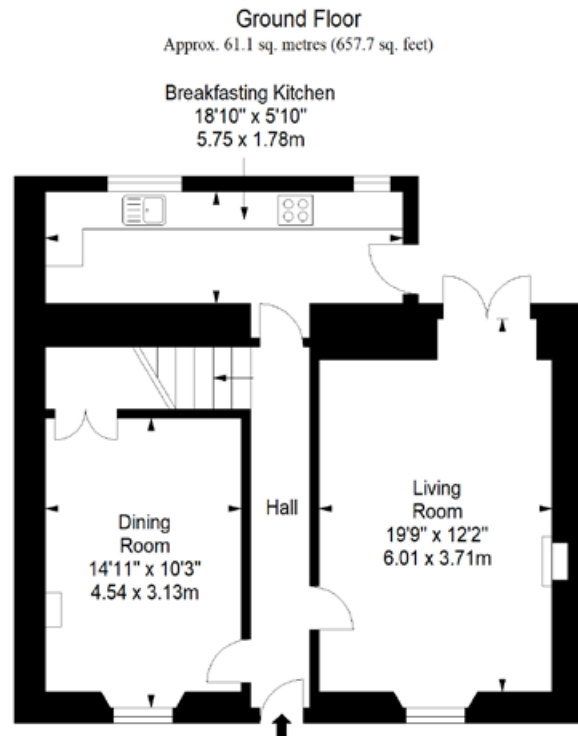
Misrepresentations

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.





Total area: approx. 125.4 sq. metres (1349.8 sq. feet)

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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.

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