



## 4 THE AVENUE

*Gifford, Haddington, East Lothian EH41 4QX*







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**A charming, detached period cottage nestled in the heart of the picturesque village of Gifford, offering flexible accommodation with the potential to extend, alongside sleek, neutral décor and a fantastic balcony terrace.**

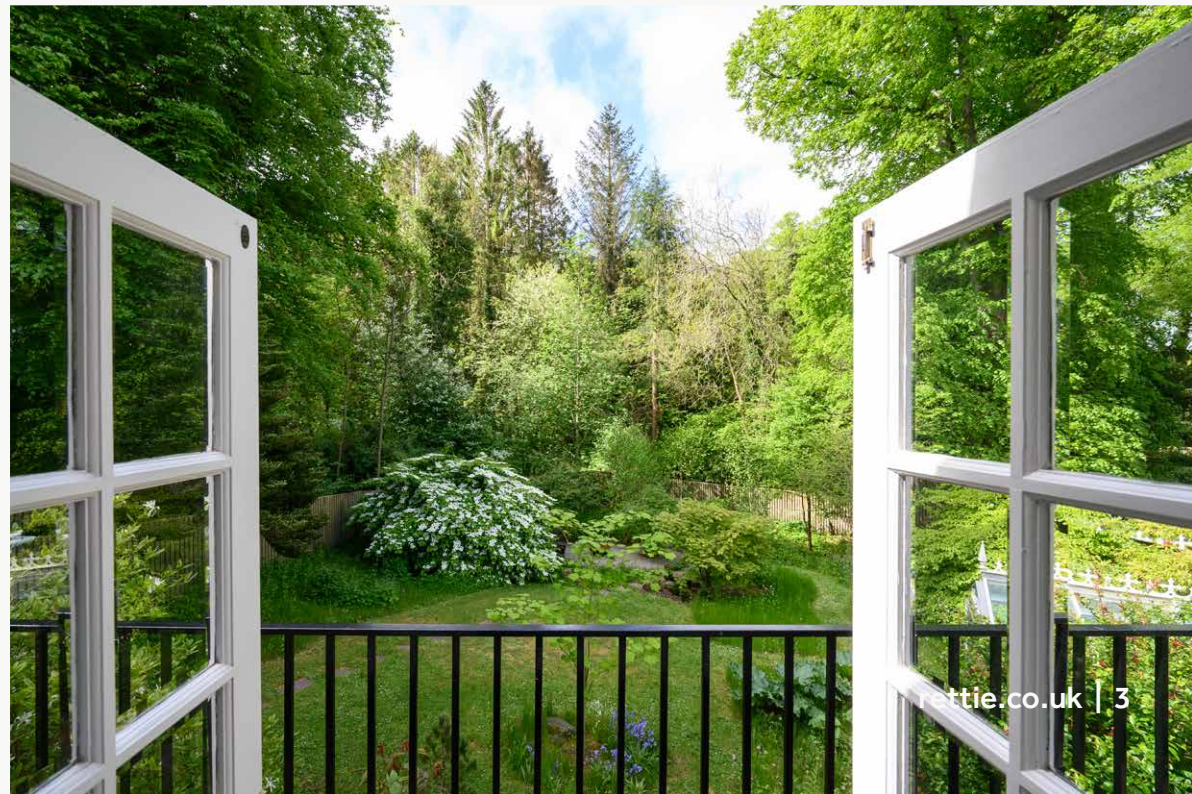
Haddington 5 miles, East Linton 9 miles, North Berwick 13.5 miles, Edinburgh City Centre 21 miles (all distances are approximate) distances are approximate).

**Accommodation:** Entrance Hall, Dining Kitchen, Sitting Room with Balcony Terrace, Double Bedroom, Shower Room and a Cloakroom.

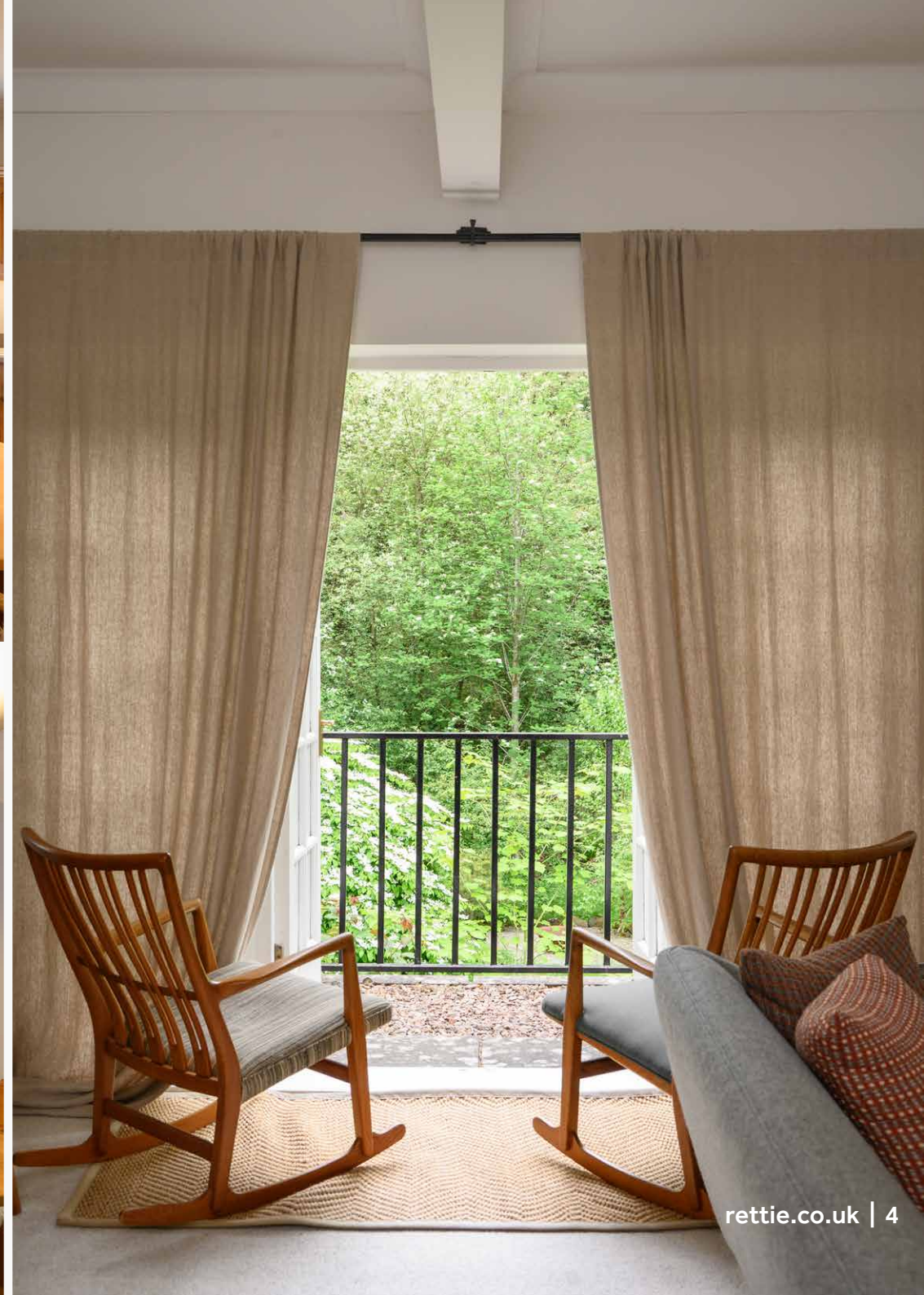
**Garden:** A fully enclosed south-west facing garden to the rear, mainly laid to lawn with wildflower peripheries, herbaceous borders, a rockery, stumpery and a gravelled seating area, together with a gravelled patio garden to the east.

**Outbuildings:** Garden Studio, Greenhouse and a Timber Wood Store.

**About: 0.18 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 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.

4 The Avenue 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.







### Description

4 The Avenue is a charming, rarely available, detached cottage, of traditional stone design with attractive astragal glazed sash and case windows under a pitched slate roof that was formerly the butler's cottage for Yester House. Situated overlooking the green in the heart of the highly sought-after village of Gifford, the cottage offers the potential flexibility to extend (subject to planning).

The property is presented in excellent condition with neutral décor throughout and incorporates a beautiful sitting room to the rear of the house with ample room for a seating area around the electric stove to one end, and an 8-seater dining table to the other. Dual aspect windows flood the room with natural light, with a side door out to the patio and French doors leading to a stunning gravelled balcony terrace overlooking the garden – making this a fabulous room for entertaining.

The spacious dining kitchen has a range of floor and wall mounted units together with an AEG electric Cooker, an LEC fridge freezer, a Bosch washing machine and a Bosch slimline dishwasher. A wood burning stove sits to one end of the room with ample room for a dining table as well as a sofa area.

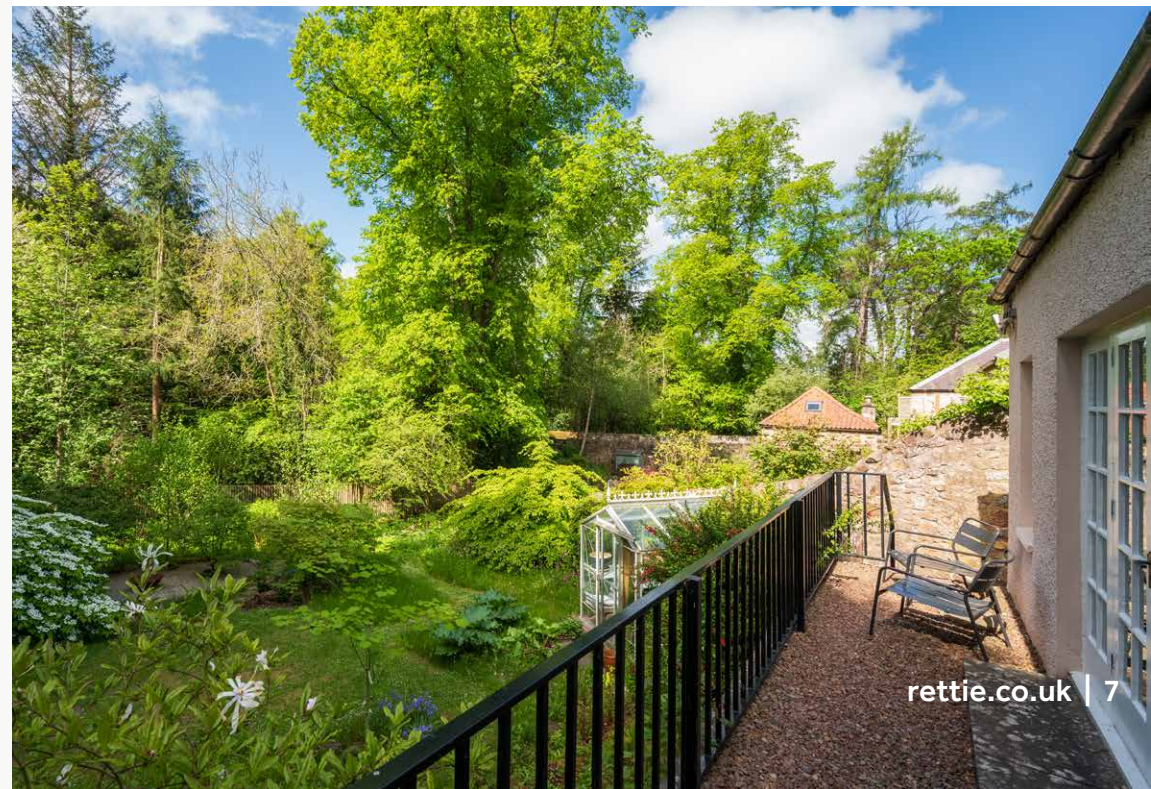
The generous double bedroom has been created from two rooms, boasting dual aspect windows, integrated wardrobes and a period fireplace. A modern shower room stands adjacent to the bedroom with a large wash basin drawer unit, walk-in shower, WC and a heated towel rail. A further cloakroom with wash basin, WC and heated towel rail is accessed from the entrance hall and completes the accommodation.

### Garden

The fully enclosed garden is mainly laid to lawn at the rear of the house, with mature trees and shrubs, herbaceous borders, a rockery, stumpery and a gravelled seating area together with wildflower peripheries. A side patio, with steps leading down to the lawn, is accessed from both the sitting room as well as through a gate from the street and is planted with a range of shrubs. The garden feels very private, surrounded mostly by woodland with a gateway through the fence line at the bottom that links to some wonderful woodland walks – which is perfect for dog owners.

### Outhouses

A delightful garden studio/home office, supplied with electricity, could be utilised in a variety of ways and features a hardwood floor and large glazed windows (planning has been granted for alterations to the studio - App No. 22/00407/P and 22/00409/LBC). A greenhouse boasts attractive finials to its pitched roof and there is a useful timber log store within the patio area.





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## 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](mailto:townandcountry@rettie.co.uk)

### Satellite Navigation

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

### EPC Rating

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

### EPC Rating

Band C

### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

### Home Report

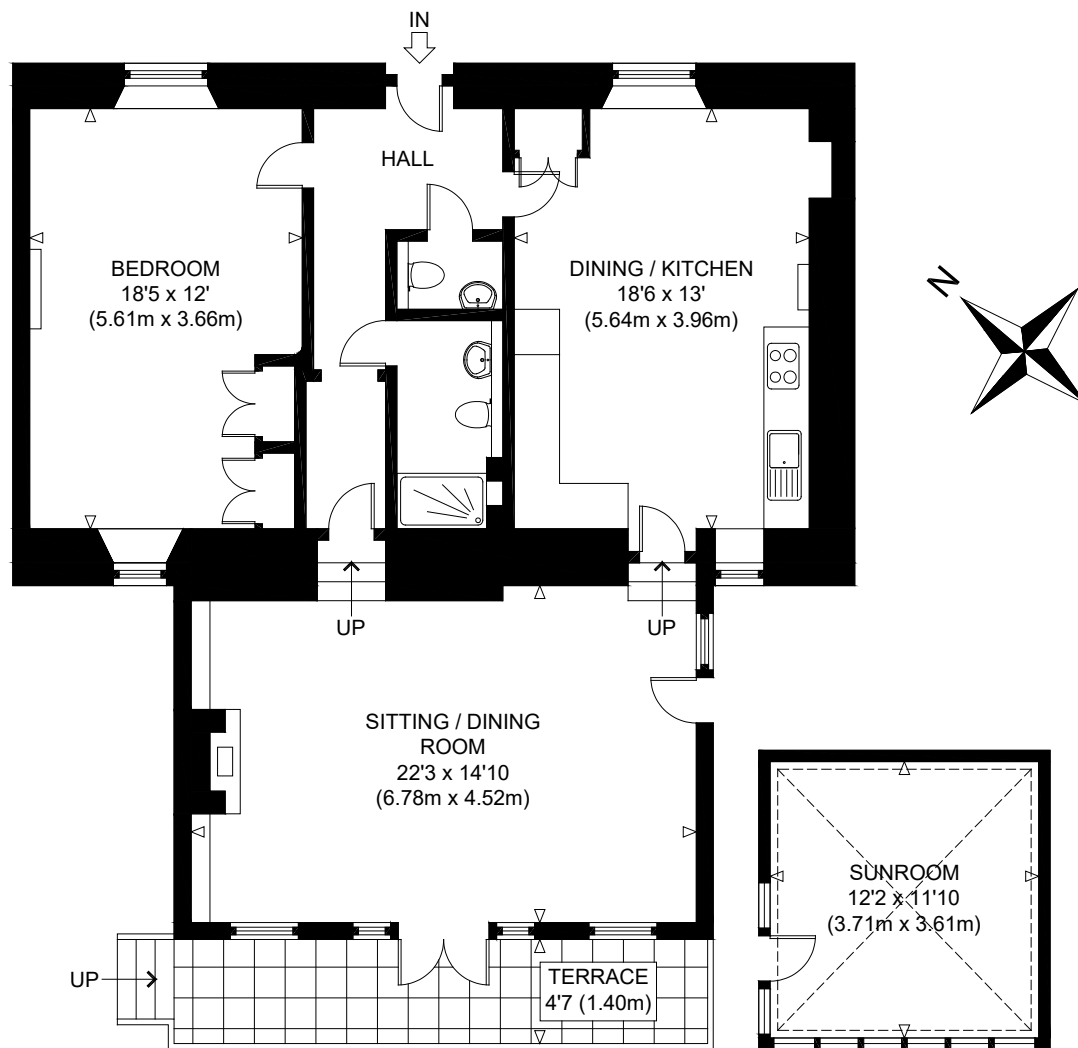
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic 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.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1026 SQ FT / 95.4 SQ M

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 144 SQ FT / 13.4 SQ M

# THE AVENUE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1026 SQ FT / 95.4 SQ M  
EXTERNAL OUTBUILDING FLOOR AREA 144 SQ FT / 13.4 SQ M  
TOTAL COMBINED FLOOR AREA 1170 SQ FT / 108.8 SQ M

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



## 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](mailto:mail@rettie.co.uk)

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