



## GREENBANK

*High Street, Gifford, Haddington, East Lothian EH41 4QU*







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### **A stylish renovated 3 bedroom period house in the heart of the picturesque village of Gifford**

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

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#### **Summary of Accommodation:**

Porch, Hall, Open Plan Sitting Room/ kitchen, Rear Hall out to small courtyard, Three Double Bedrooms, Bathroom and a Cloakroom



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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, a cafe 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.





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Greenbank 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:

Greenbank is of traditional stone construction beneath a slate roof with attractive sash and case astragal windows and has been totally renovated by the current owner to create a stylish home suitable for modern living. The front door opens to a Porch and beyond to a hall where the staircase rises to the first-floor landing. A dual aspect open plan Sitting Room/Kitchen has Oak flooring and built in widow seats. The galley kitchen has a wall of built in units incorporating an electric hob and oven, a separate peninsula projects in to the room and incorporates a dishwasher and sink unit. A door from the kitchen area opens to a back hall where there is a deep understair cupboard and an external door to a small courtyard.

The staircase rises to the first floor landing which is currently utilised as a study area and has a feature oak staircase with glazed side panels which provides access to the second floor. At the first floor level there are two generous double bedrooms and a well appointed tiled Family Bathroom with a shower above the bath, WC, sink unit and a heated towel rail.

The second floor landing has doors to the principal bedroom which has a velux window and a side window. The accommodation is completed by a Cloakroom with a WC and washbasin.



## 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 electric boiler 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 4QU

### EPC Rating – Band D

### Local Authority

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

### Rateable Value

Greenbank has in recent times been let as a holiday home so as a result is currently rated rather than being subject to a Council Tax Banding.

### 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.

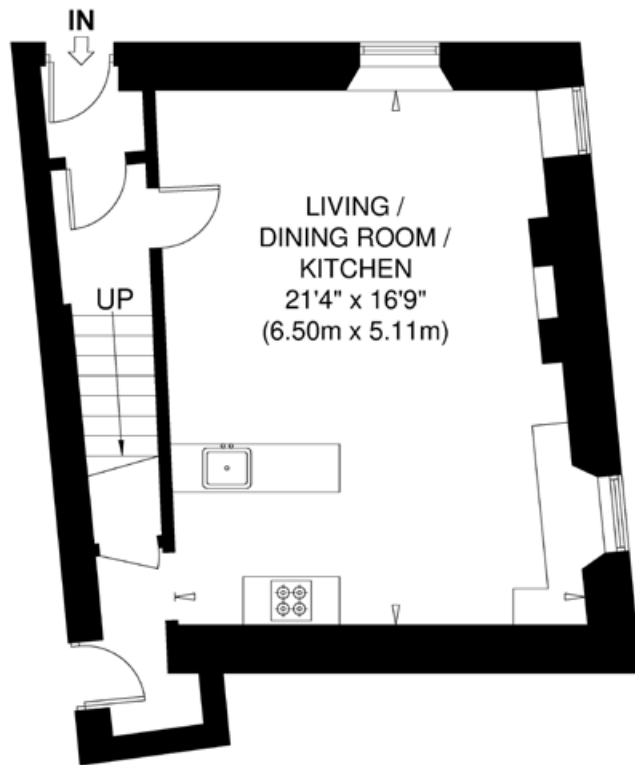
### Offers:

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.

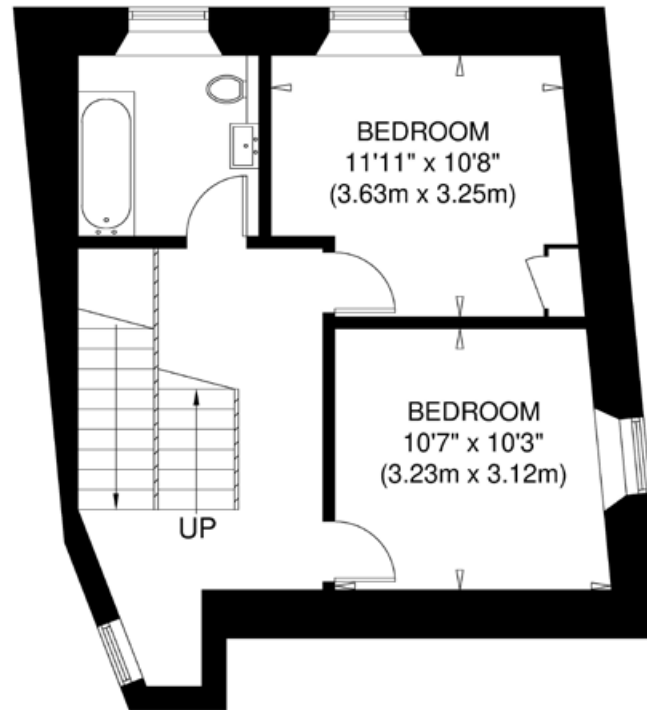
### Servitude Rights, Burdens & Wayleaves:

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.

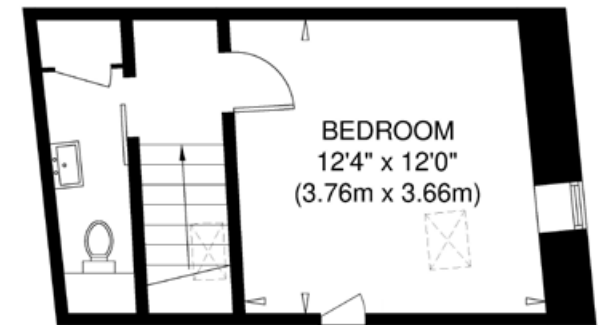




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 42.7 SQ M / 459 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 43 SQ M / 462 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 21.8 SQ M / 234 SQ FT

GREENBANK  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 107.5 SQ M / 1155 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure



### Important Notice:

Rettie, 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 mis-statement 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 particular 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.







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