



EARN

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





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A charming 3-bedroom traditional detached cottage in the heart of Gifford, recently extended to create spacious interiors, with a beautiful surrounding garden

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

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Living Room/ Dining Room, Kitchen, Sitting Room, Library/Double Bedroom 1, Double Bedroom 2, Family Bathroom

First Floor: Landing, Principal Bedroom Suite with Ensuite Shower Room and Walk-In Wardrobe

Garden: Beautiful, mature gardens surround the property with areas of lawn to the front and rear to include a patio terrace

About: 0.21 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 attractive 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 cottages - of charming, mellowed stone construction, and with the Gifford Water running through the village, it is not hard to see why this location is so highly sought after.

The village has a range of local amenities with a village hall, local store, newsagent/post office, park with a play area, village pub/hotel, garage, church, a popular cafe and a highly regarded primary school. Gifford has a very active community hosting over 20 different interest groups to include an award-winning community film club, art group, mini rugby, cricket club, bridge club, as well as the horticultural society and community woodland group.

A wider range of facilities are available in the nearby town of Haddington to include a Tesco and Aldi supermarket as well as 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.

Earn is ideally placed for the wealth of outdoor sporting opportunities available throughout East Lothian. There is a popular sports club in the village and excellent walking/hiking/biking facilities in the nearby Lammermuir Hills. East Lothian is renowned for its beautiful coastline, offering a variety of sailing and water sports activities as well as a plethora of glorious sandy beaches. 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 Golf Clubs all within a few miles.



Description:

Earn is a charming detached 3-bedroom cottage of traditional design with white rendered walls under a slate roof, that has been recently extended by the current owners to create a fantastic open plan living/dining room to the rear, with a staircase now ascending to a stunning principal bedroom suite on the newly created first floor. Situated along a quiet, leafy avenue, predominantly used only by residents, the cottage is set back from the road behind a mature beech hedge that creates privacy, with a pedestrian gate leading into a beautifully manicured front garden with a gravel pathway leading to the front door.

Upon entering the cottage, a spacious sitting room resides to the right, with a central open fireplace and a large bay window overlooking the front garden. Moving to the rear of the property, hardwood floors have been laid through the hall and into the large triple aspect rear extension which has created a wonderfully bright and spacious open plan living/dining area with a wall of windows overlooking the rear garden that incorporate French doors out to the terrace.

The modern kitchen is accessed off the open plan living area, with a range of stylish floor and wall mounted units to incorporate an AEG induction hob as well as various integrated appliances to include double ovens, a dishwasher, washing machine, tumble drier and a large American style fridge freezer.

There are two double bedrooms on the ground floor, one which is currently being utilised as a library, with a modern family bathroom adjacent that incorporates a shower over bath, wash basin and WC.

The newly designed staircase ascends from the hall to the first-floor extension that opens into a fabulous principal bedroom suite with dual aspect windows overlooking the garden together with a luxury shower room, walk-in wardrobe and additional eaves storage cupboards.

Garden

Beautifully manicured gardens reside to the front and rear of the property, with areas of lawn surrounded by mature trees, shrubs and colourful herbaceous borders. A paved patio terrace to the rear can be accessed through French doors from the living room, creating a wonderful area for alfresco dining and entertaining. A further gravel terrace is situated by the front door, with a pathway leading around the perimeter of the home which provides access to a back door down the far side that enters into the kitchen/living room. There is a timber garden shed positioned at the base of the rear garden alongside a pedestrian gateway that leads into the community woodland behind – providing lovely walks directly from the garden which is perfect for those with dogs. The property is bordered by a tall, mature hedge, allowing for complete privacy from the street and neighbours.





GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

The sale will include all fixtures and fittings to include all light fittings, integrated furniture and white goods.

Services

Mains electricity, drainage and water, with oil fired central heating

Viewing

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

Satellite Navigation

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

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

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:

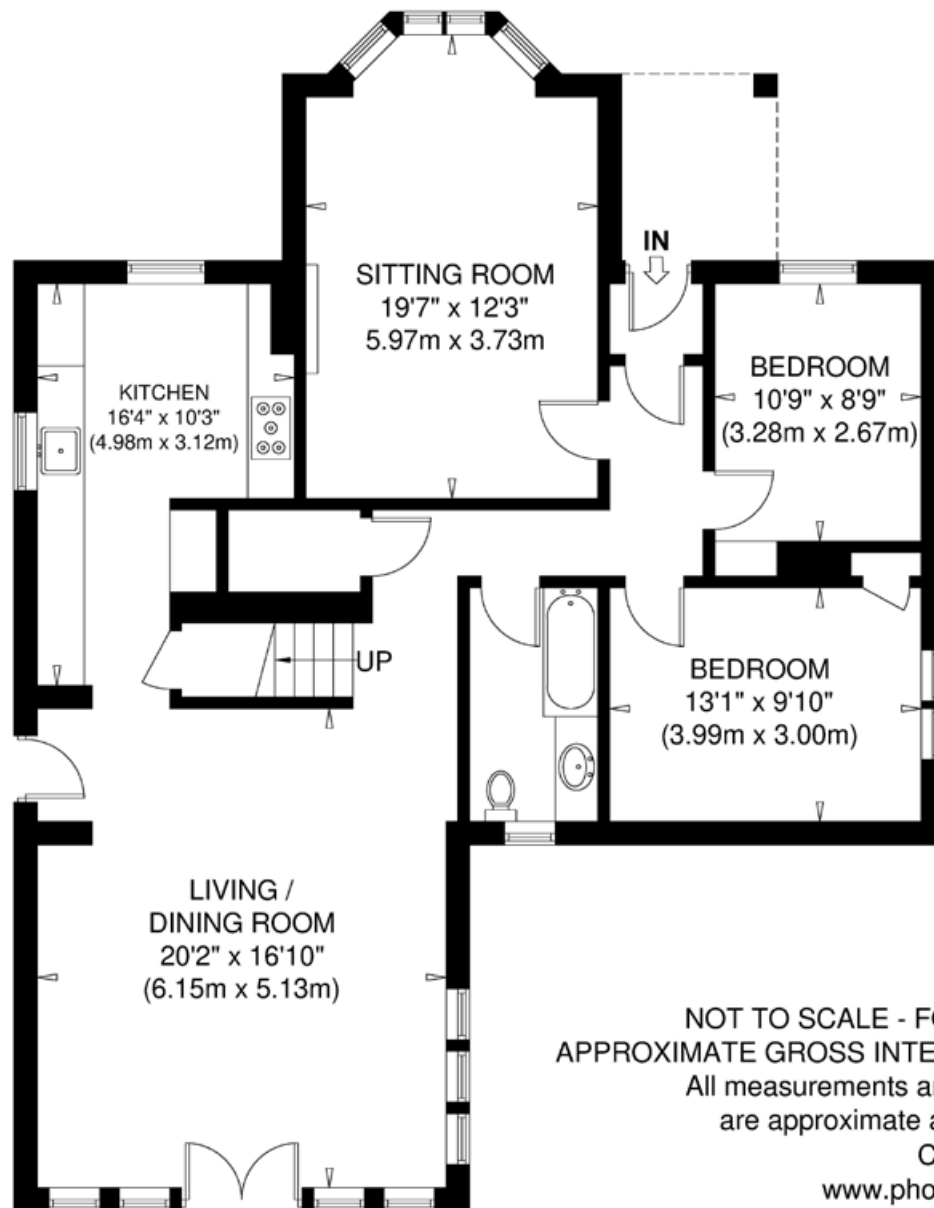
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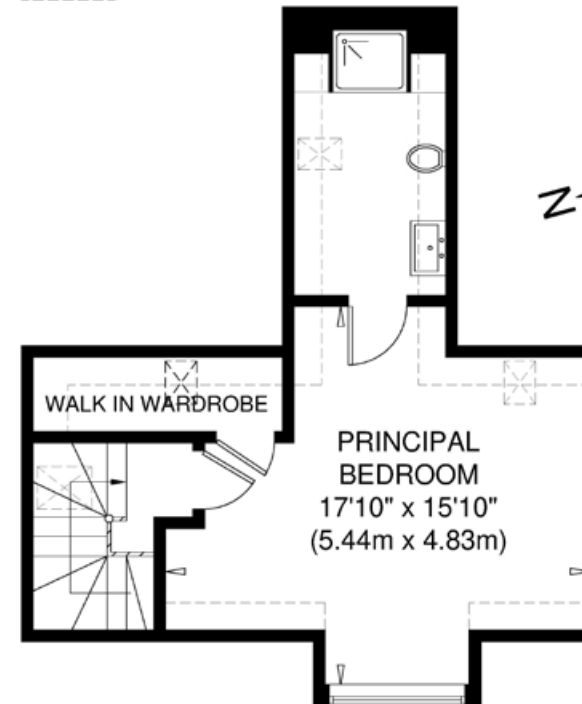
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 113.5 SQ M / 1222 SQ FT

 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 34.2 SQ M / 368 SQ FT

EARN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 147.7 SQ M / 1590 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

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