



MINT COTTAGE

1 Longnewton Cottages, Gifford, EH41 4JW.



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A charming semi-detached 4-5-bedroom cottage enjoying breathtaking views across the surrounding East Lothian countryside, ideally situated close to Gifford's amenities and within easy commuting distance of Edinburgh.

Gifford 3.5 miles, Haddington 7.5 miles, East Linton 13.3 miles, North Berwick 16 miles
Edinburgh 21.4 miles, Edinburgh Airport 29.2 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Study/Bedroom 5, Open Plan Kitchen-Dining Room and Storage Cupboard.

First Floor: Landing, Principal Bedroom, Double Bedroom and Bathroom.

Second Floor: Landing, Double Bedroom with En Suite Shower and further Double Bedroom.

Garden: An attractive rear garden, which is terraced, providing patio space and is predominantly laid to lawn, with colourful herbaceous borders and interspersed with mature shrubs and specimen trees.

Parking: Parking at the front of the house for two / three cars.

About: 0.07 Acres



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Situation:

The small rural hamlet of Longnewton enjoys a quiet and picturesque setting in the heart of East Lothian's countryside, just a short distance from the charming and highly regarded village of Gifford. Surrounded by rolling farmland and open landscapes, the location offers an idyllic balance of rural tranquillity and accessibility.

Gifford provides an excellent range of everyday amenities, including a well-stocked village shop, village hall, post office, cafe, bar and restaurant and a popular golf course. The village is also known for its strong sense of community and hosts a variety of local events throughout the year. For a wider selection of shops, supermarkets, and professional services, the historic market town of Haddington lies within easy reach, while Edinburgh is readily accessible for commuting via the nearby A1.

The surrounding area is particularly renowned for its natural beauty, with the Lammermuir Hills forming a stunning backdrop to the south. These hills offer extensive opportunities for outdoor pursuits, including walking, cycling, and wildlife watching, with numerous trails and quiet country routes to explore. The landscape is rich in history and provides ever-changing seasonal scenery, making it a haven for those who appreciate the outdoors.

The area is well served by a selection of highly regarded schooling options, both at primary and secondary level, adding to its appeal for families.

Overall, Longnewton near Gifford offers a peaceful rural lifestyle within a welcoming community, complemented by excellent local amenities and access to some of East Lothian's most beautiful countryside.

General Description:

Mint Cottage is a charming rural property which is beautifully presented throughout featuring an attractive painted rendered façade set beneath a traditional slate roof and benefits from double glazing throughout, offering both comfort and efficiency.



The front door opens into a warm and welcoming entrance hall, beautifully enhanced by decorative wall panelling, immediately setting the tone for the accommodation beyond. From here, the principal ground floor rooms are easily accessed. To the front lies a versatile study, equally suited as a fifth bedroom, ideal for modern family living or home working.

The sitting room is particularly inviting - generous in size and enjoying a dual aspect that fills the space with natural light throughout the day. At its heart sits a striking log-burning stove beneath a wooden mantel, creating a cosy focal point perfect for relaxing evenings. A useful storage cupboard is conveniently positioned off the hall.

To the rear, the home opens into a truly impressive open plan kitchen and dining room, recently installed and thoughtfully designed with both style and functionality in mind. The kitchen is fitted with a range of contemporary wall and base units, complemented by a Rangemaster oven with extractor hood above. A sink positioned at the window enjoys a pleasant outlook over the garden, while integrated appliances - including a Bosch fridge/freezer and dishwasher - add to the ease of everyday living. The dining area provides a wonderful space for gathering with family and friends, with ample room for a large table and chairs. Double doors open directly onto the patio and garden, seamlessly connecting indoor and outdoor living - perfect for entertaining or enjoying warmer days.

Upstairs, the first-floor landing leads to the principal bedroom, a peaceful retreat with lovely open views across East Lothian farmland, stretching as far as the Firth of Forth towards Fife. This room benefits from extensive built-in wardrobes, providing excellent storage. A further generous double bedroom sits adjacent, also with fitted wardrobes and equally appealing views. Both rooms are served by a well-appointed family bathroom, complete with bath and overhead shower, WC, and wash hand basin, and enjoying a pleasant outlook over the rear garden. A handy linen cupboard completes this level.

The second floor offers two additional bedrooms, both bright and versatile. One benefits from its own en suite shower room, fitted with a walk-in shower, WC, and wash hand basin, creating an ideal guest or teenage suite. Eaves storage on this level adds further practicality.

Garden

The rear garden is a delightful and well-established space, thoughtfully arranged to offer both relaxation and enjoyment. A generous patio sits immediately to the rear of the house which is perfect for outdoor dining, while steps lead up to a lawned area. At the top of the garden, a further sheltered seating area provides a peaceful spot to unwind.

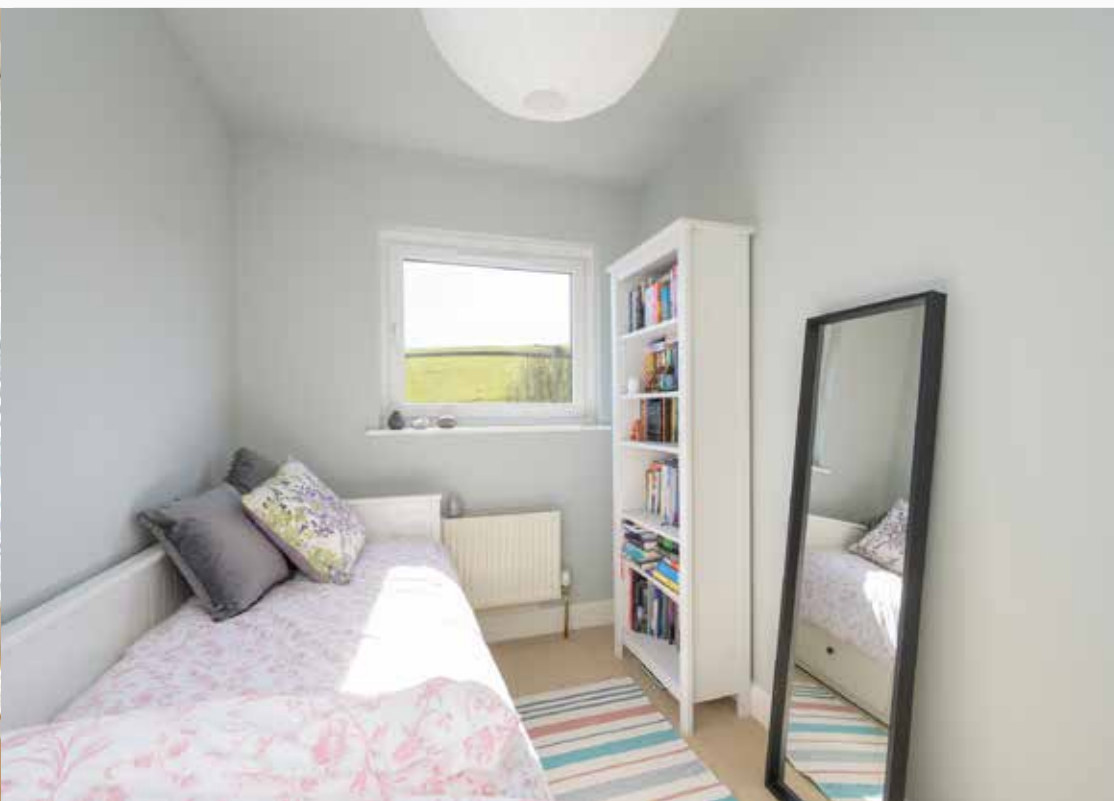
The garden is richly planted with a variety of mature shrubs, flowering beds, and specimen trees, creating colour and interest throughout the seasons. Additional features include a garden shed, storage pod, and oil tank.

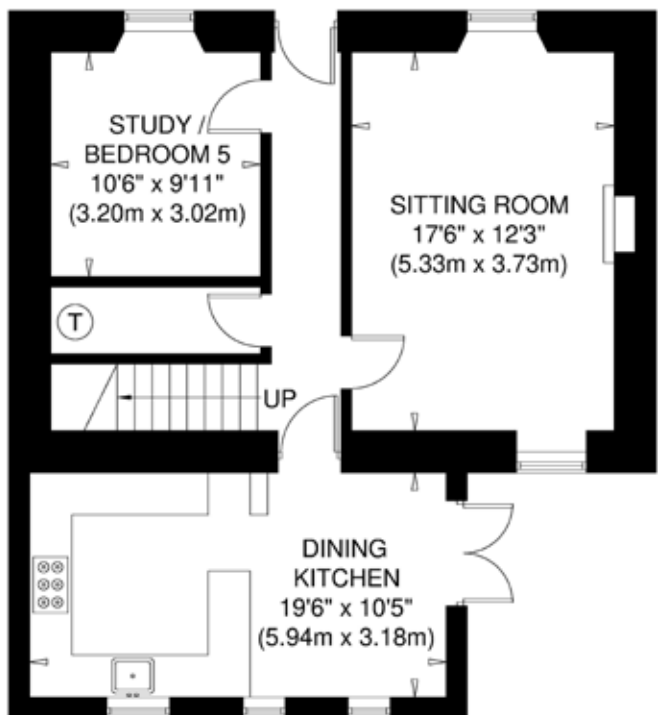
A pedestrian gate leads conveniently to the front of the property, where a driveway provides off-street parking for two or three vehicles.

Altogether, this is a welcoming and well-balanced home, offering flexible accommodation, attractive surroundings, and a wonderful sense of comfort throughout.

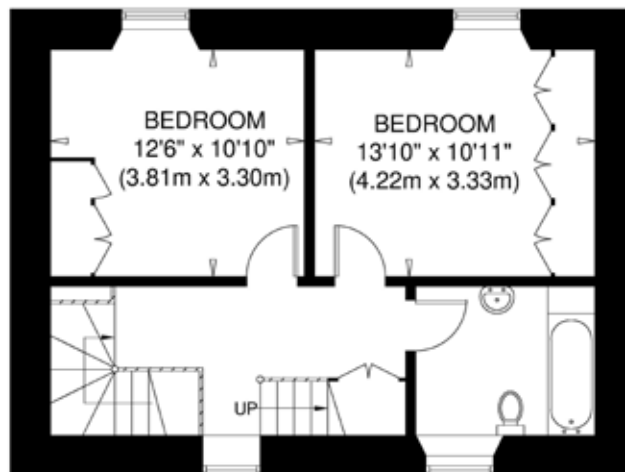




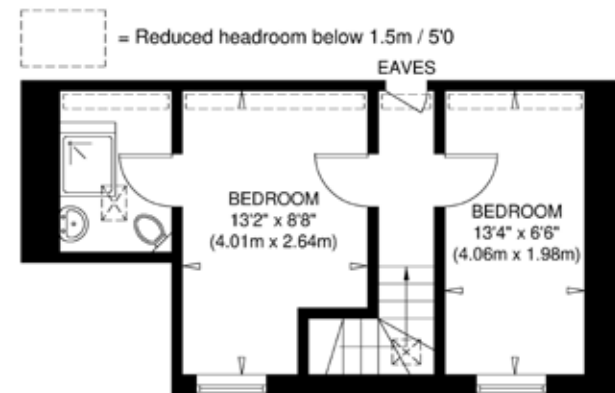




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 67.1 SQ M / 722 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 46.6 SQ M / 501 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 27.3 SQ M / 294 SQ FT

MINT COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 141.0 SQ M / 1518 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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.

Satellite Navigation

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

Shared Access

There is a shared access at the rear of the house, and number 2 Longnewton Cottages has the right to access via a pedestrian gate into the rear garden, in order to remove garden waste/bins.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale will be included in the price.

Entry & Possession

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

Services

Oil fired central heating, Private Water Supply, Mains Electricity and 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 TBC.

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.

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.

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.

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.





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