



FAWNWOOD COTTAGE

Station Road, Gifford, Haddington, East Lothian EH41 4QL



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An attractive 4-bedroom detached family home within the popular village of Gifford, boasting spacious interiors and a superb garden, in a tranquil setting adjacent to the community woodland

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 Hall, Sitting Room, Open Plan Dining Kitchen, Utility Room, Principal Bedroom with Ensuite Bathroom, Double Bedroom 2 with Ensuite Shower Room, Two Further Double Bedrooms and a Family Shower Room

Garden: Beautiful, sheltered, mature gardens surround the property with manicured lawns, colourful herbaceous borders with a rose bed, a patio terrace, a pond and a raised bed vegetable garden

Garage: Detached double garage/workshop, with external wiring for an electric car charging point.

Outbuildings: Two glazed greenhouses, a timber garden shed, timber wood store and a chicken coop

About: 0.64 acres





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Situation:

The highly regarded village of Gifford, winning a gold medal in the Beautiful Scotland awards, 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, two popular cafes and a highly regarded primary school. Gifford has a very active community hosting over 20 interest groups to include a film club, art group, mini rugby, cricket, golf, curling and bridge clubs, as well as the horticultural society, community choir 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.

Fawnwood 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:

Fawnwood Cottage is a lovely single storey 4-bedroom family home with a superb surrounding garden, situated in a tranquil location along Station Road – the former site of Gifford's original railway station. Built circa 1978, the property is of white rendered construction under a slate roof and offers spacious interiors with double glazing throughout.

The front door is accessed from the garden and leads into an entrance hall with a walk-in cloaks cupboard and glazed double doors that open into a beautifully bright sitting room. Dual aspect windows, to include a wonderfully large window overlooking the front garden, flood the room with natural light, and an attractive fireplace encompassing a woodburning stove provides a central focal point to the room.



Returning to the entrance hall, the corridor terminates into an open plan dining kitchen with three large windows overlooking the rear garden. There are a range of wall and floor mounted units which incorporate a 5-ring gas hob with ovens below and an integrated dishwasher. A central breakfast bar divides the room into two areas with a large dining space to one end with ample room for a table and chairs. Off the kitchen is a useful pantry cupboard as well as access to the utility room which has further wall and floor mounted units and space for an under counter freezer, washing machine and tumble drier, alongside a back door that leads to the drive / garage.

From the dining kitchen, a corridor leads down to the bedrooms, with a linen cupboard and a walk-in store. To the end of the corridor, the spacious principal bedroom benefits from a large ensuite bathroom with a bath, separate shower, wash basin and WC, together with a walk-in wardrobe. The adjacent double bedroom also benefits from an integrated mirrored wardrobe as well as an ensuite shower room with a large walk-in shower. Two further double bedrooms are currently being utilised as a sitting room/snug and a study, with both rooms benefitting from integrated wardrobes and the study now fitted with an integrated desk and bookshelves. A family shower room completes the accommodation with a walk-in shower, wash basin and WC.

Garage

A very large, detached double garage with a pitched roof is positioned adjacent to the house with an electric roller shutter door and various floor mounted units to one side that could be utilised as a workshop. Recently re-plumbed and re-wired, the garage includes numerous electric sockets as well as access for a car charging point. The overhead beams have been centrally floored to provide additional storage within the roof space, and a pedestrian door provides access to the drive / back door of the house. A gravelled driveway in front of the garage provides parking for several cars.

Garden

The gardens surrounding Fawnwood are a real feature of the property and have been beautifully maintained by the current owners. To the front of the property, lawns are interspersed by colourful herbaceous borders, mature trees and shrubs, with a fishpond that maintains a delightful newt population, alongside a patio terrace with adjoining pathways that provide a beautiful space for alfresco dining and relaxing in the sun. Pretty stone walls line the central pathway which have been planted with raised herbaceous flower beds, and a rose garden blooms into glorious colour throughout the summer months. To the rear of the property various raised beds allow for growing fruit and vegetables and a gateway provides access to a strip of woodland adjacent to the garden.

The property benefits from being situated next to 40 acres of Gifford Community Woodland which provides wonderful walks directly from the door – especially useful for those with dogs and/or for children to explore. The incredibly peaceful setting allows for wonderful immersion into nature, with an abundance of wildlife interacting nearby. Note however that the garden has been fully fenced to prevent wildlife from entering and damaging the garden and its plants.

Outbuildings

There are two glazed greenhouses; the larger situated against the end of the house and the other behind the garage, where a patio area also provides access to a timber garden shed, a timber wood store and the LPG gas tank.



A large wire enclosure to include a chicken coop is situated at the far end of the garden, which is currently utilised for four chickens, however it could also be reconstituted as a fruit cage, dog kennel or perhaps provide a site for a summer house/garden studio.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

The sale will include all fixtures and fittings to include all light fittings, with the exception of the sitting room light fitting, integrated furniture and white goods.

Services

Mains electricity, drainage and water, with gas central heating fed by an LPG gas tank and full fibre broadband.

Private Road

A private road approaches Fawnwood through the Community Woodland off Station Road. The maintenance of the private road is split between the eight properties that use it.

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 4QL

EPC Rating – Band C

Local Authority

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

Council Tax – Band G



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.

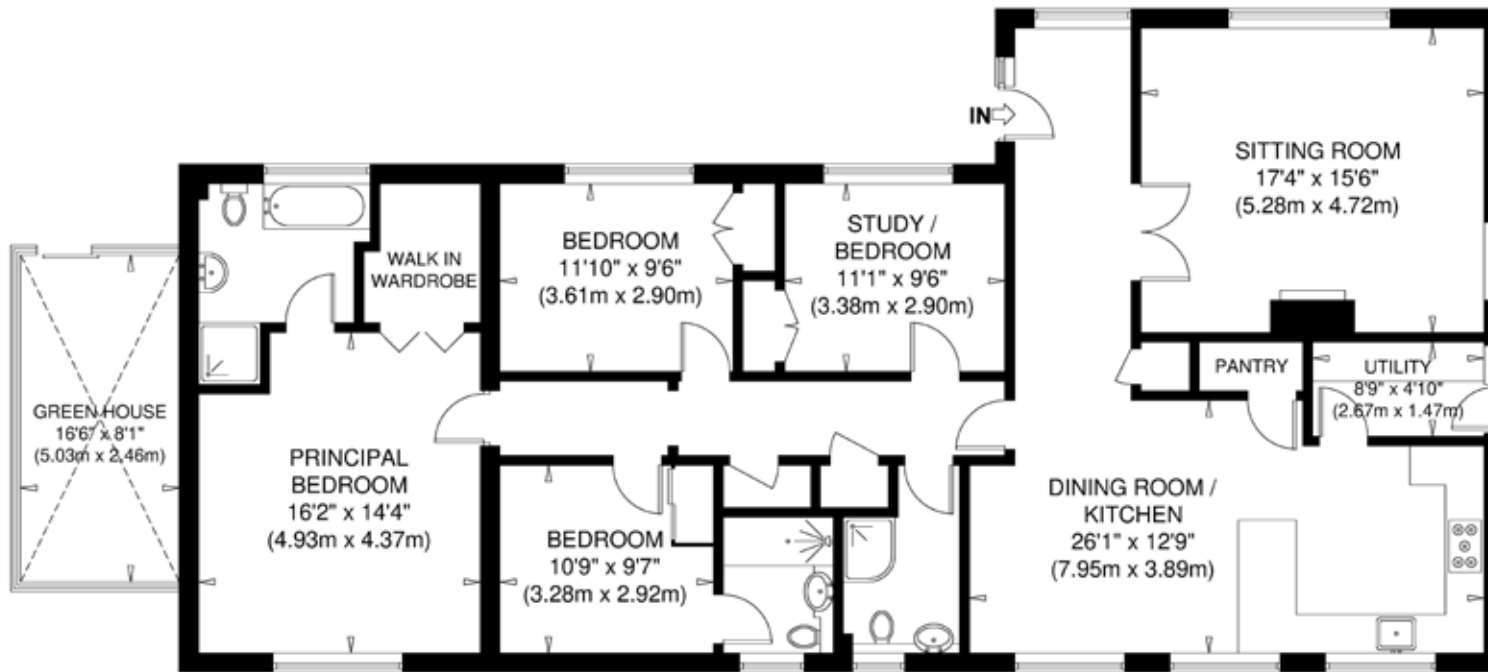
Important Notice:

Rettie, their clients, and any joint agents give notice that:

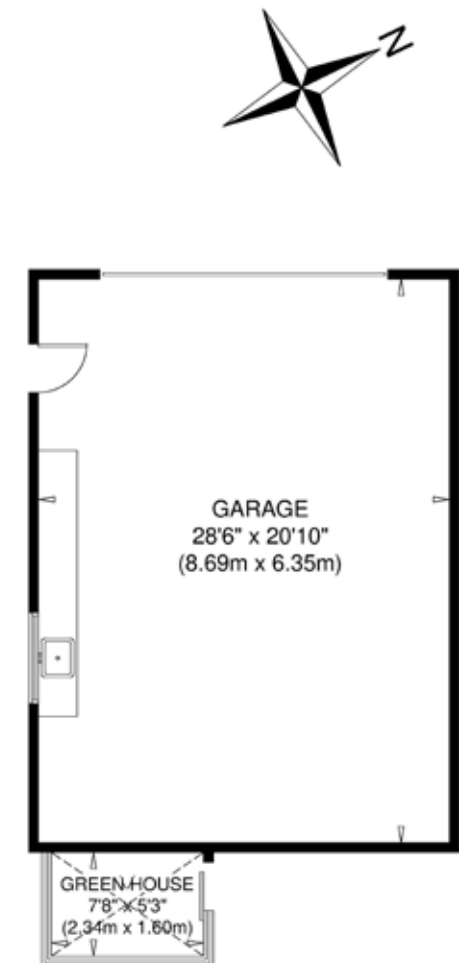
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 175.2 SQ M / 1886 SQ FT



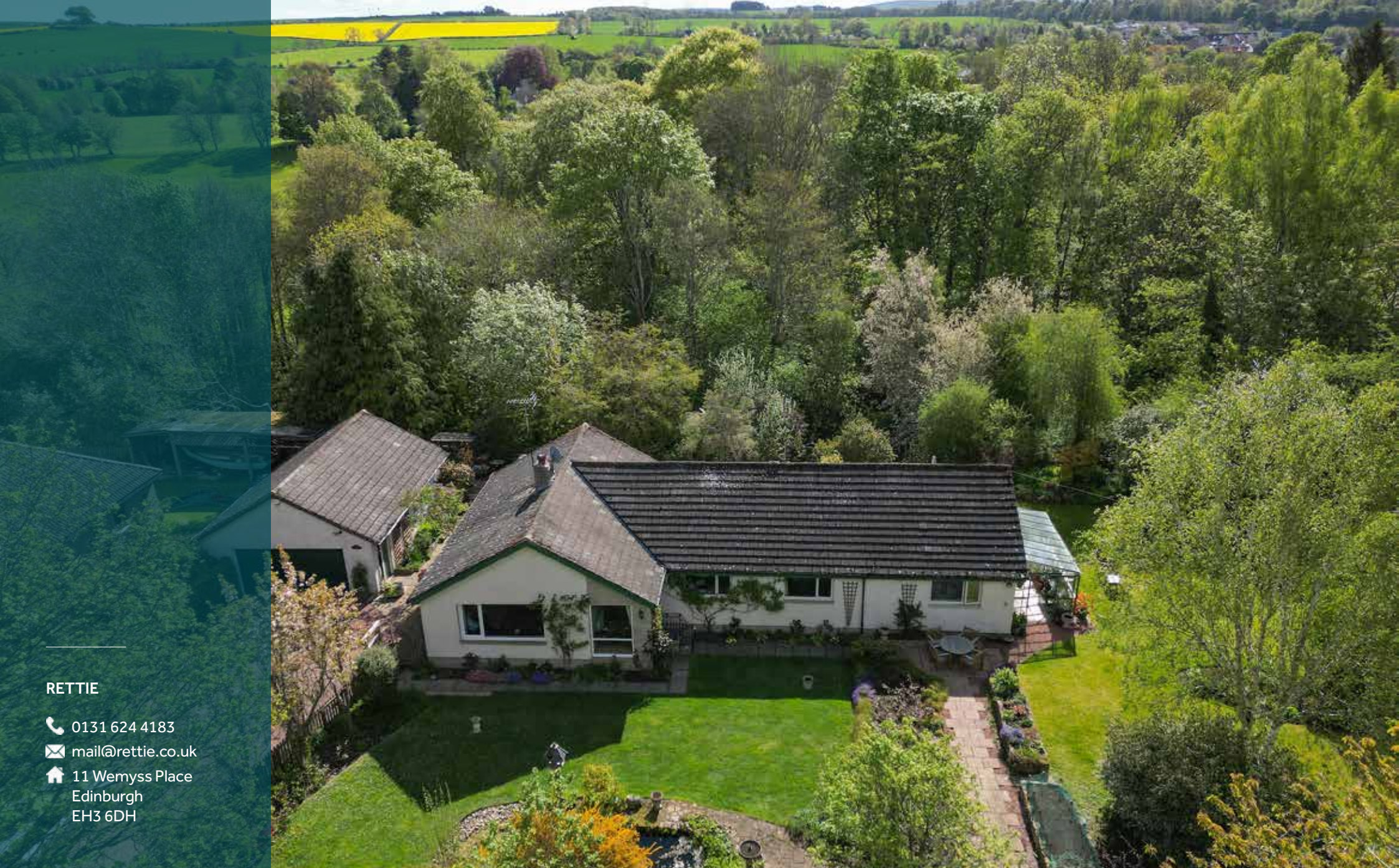
OUTBUILDING
GROSS INTERNAL
FLOOR AREA 59.3 SQ M / 638 SQ FT

FAWNWOOD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 175.2 SQ M / 1886 SQ FT
GARAGE = 59.3 SQ M / 638 SQ FT
TOTAL = 234.5 SQ M / 2524 SQ FT

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

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