



THE COPPICE

5 Tweeddale Crescent, Gifford, Haddington, East Lothian EH41 4QZ



THE COPPICE

5 Tweeddale Crescent, Gifford, Haddington,
East Lothian EH41 4QZ

A charming 4-bedroom traditional detached bungalow in the popular village of Gifford, with spacious interiors and an adjoining double garage, alongside beautiful surrounding gardens boasting lovely views over the village

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, Living Room, Dining Room, Dining Kitchen, Principal Bedroom with Ensuite Shower Room, Three Further Double Bedrooms, a Family Shower Room and a Cloaks Cupboard.

Garden: Beautiful, mature gardens to the front and rear with areas of lawn bordered by colourful herbaceous borders and two patio terraces

Garage: Double garage adjoining the house with private driveway

About: 0.24 acres



THE COPPICE

5 Tweeddale Crescent, Gifford, Haddington, East Lothian



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:

The Coppice is a charming detached 4-bedroom bungalow of traditional design with white rendered walls under a red pantile roof which has recently been re-tiled. The house has been extended to incorporate two side wings that have created both a fantastic open plan living/dining room, allowing direct access to the patio terrace, as well as a large ensuite principal bedroom. Situated along a quiet, leafy avenue, predominantly used only by residents, the cottage is set back from the road with a private driveway in front of the double garage.

Entering through the covered porch into the entrance hall, the house has been neutrally decorated with solid oak doors and double glazing throughout. The spacious sitting room benefits from a central fireplace with a woodburning stove alongside sliding doors out to a patio terrace within the front garden. In addition, glazed bi-fold doors enter through to the more modern extension, which is currently being utilized as a dining area, allowing the room to expand into an open plan sitting/dining room and making this a fantastic space for entertaining. The fabulous dining area is bathed in natural light via triple aspect windows, to include French doors out to the rear patio terrace and an amazing vaulted window with beautiful views over the rear garden and the village beyond.

The dining kitchen benefits from dual aspect windows and a range of wall and floor mounted units, together with various integrated appliances that include a Belling 4-oven cooker with 5 ring induction hob, a dishwasher, washing machine and a free-standing tall fridge. There is room in the corner for a dining table and chairs, and an additional side entrance accesses the garden as well as the garage pedestrian door. A hatch within the ceiling provides access to the loft.

The spacious principal bedroom offers lovely views over the rear garden with a wall of integrated wardrobes and an ensuite shower room. There are three further double bedrooms, two benefitting from French doors out to the rear patio terrace, with a modern family shower room and a useful walk-in cloaks cupboard completing the accommodation.



Garden

The gardens at The Coppice are a real feature of the property with beautifully manicured lawns surrounded by mature trees, shrubs and colourful herbaceous borders. There are two patio terraces to the front and rear, both with direct access into the house, offering superb areas for alfresco dining. The rear terrace, in particular, offers an expansive area in a raised position overlooking the rear lawn, with beautiful views over the attractive red pantile rooftops and towards the spire of Gifford Church. A pretty timber trellis divides the terrace from the garden, with a fruitful apple tree and a colourful, well-maintained herbaceous border rising up above the lawn below. The rear garden feels particularly private with the perimeter boundary bordered by a tall, mature hedgerow.

Garage

A large double garage adjoins the house with an electric garage door operated by key fobs. A block paved driveway in front of the garage allows off-street parking for at least 2 cars, with additional unrestricted on-street parking.

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 from an oil tank within the garden.

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 4QZ

EPC Rating – Band D

Local Authority

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

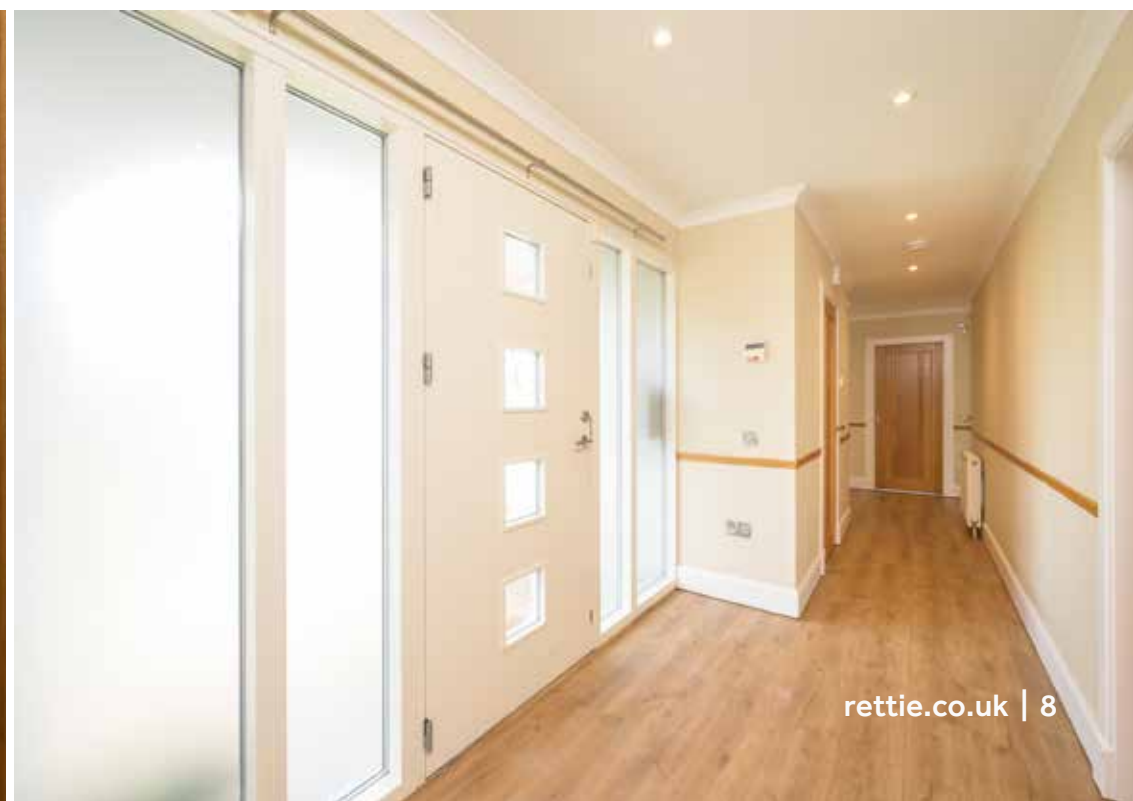
Council Tax – Band G

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:

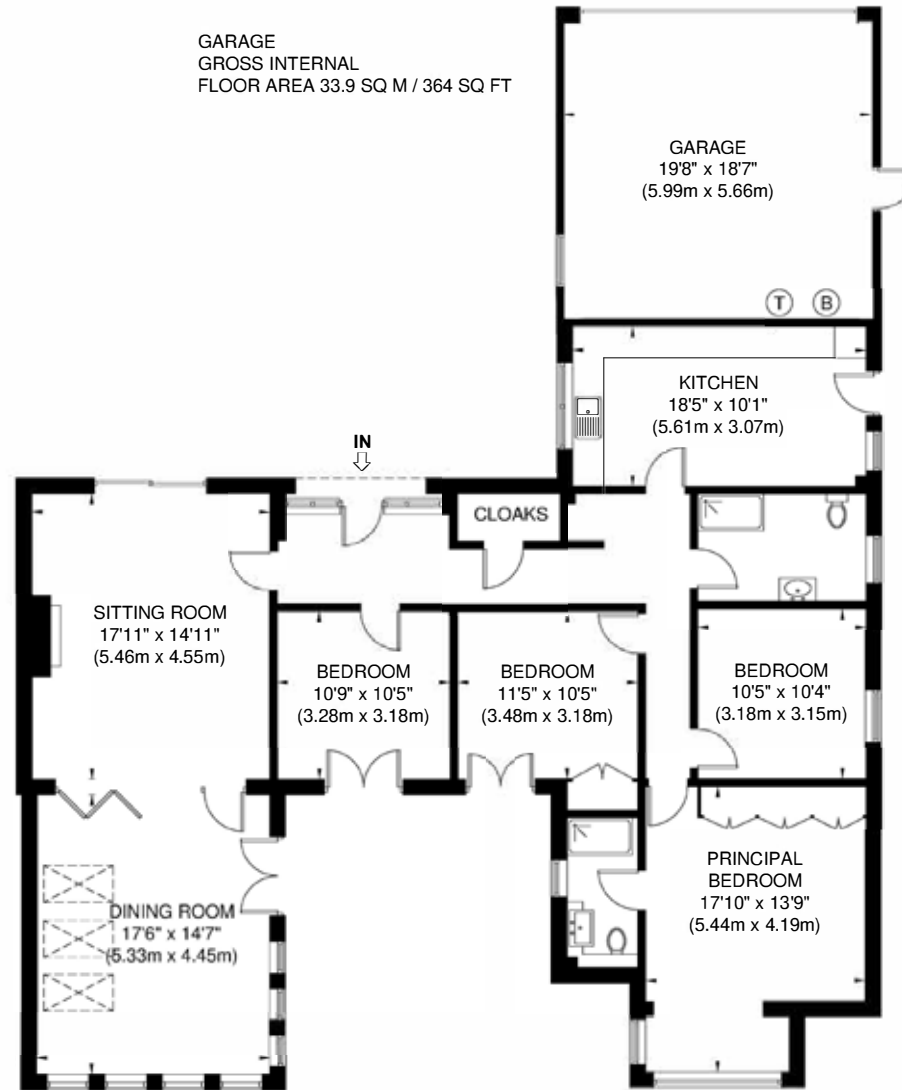
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes 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.





GARAGE
GROSS INTERNAL
FLOOR AREA 33.9 SQ M / 364 SQ FT

GARAGE
19'8" x 18'7"
(5.99m x 5.66m)

KITCHEN
18'5" x 10'1"
(5.61m x 3.07m)

IN

CLOAKS

SITTING ROOM
17'11" x 14'11"
(5.46m x 4.55m)

BEDROOM
10'9" x 10'5"
(3.28m x 3.18m)

BEDROOM
11'5" x 10'5"
(3.48m x 3.18m)

BEDROOM
10'5" x 10'4"
(3.18m x 3.15m)

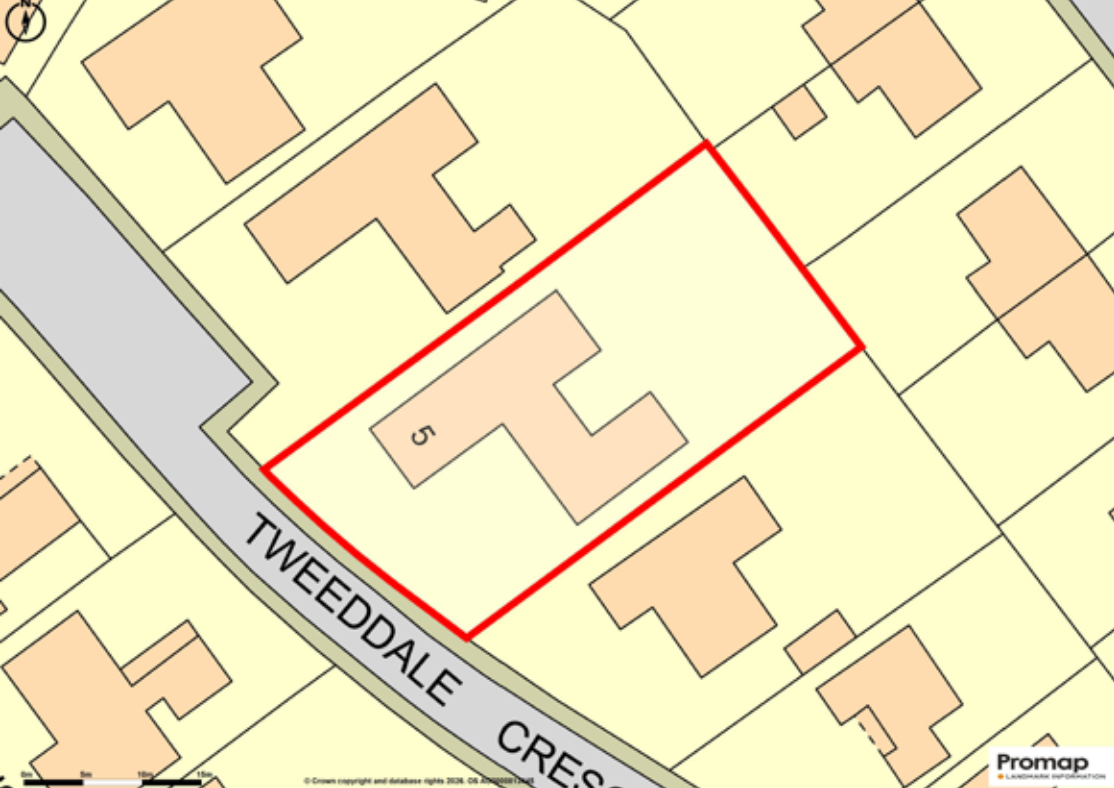
DINING ROOM
17'6" x 14'7"
(5.33m x 4.45m)

PRINCIPAL
BEDROOM
17'10" x 13'9"
(5.44m x 4.19m)

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 155.5 SQ M / 1673 SQ FT

THE COPPICE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 155.5 SQ M / 1673 SQ FT
GARAGE = 33.9 SQ M / 364 SQ FT
TOTAL = 189.4 SQ M / 2037 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © exposure | www.photographyandfloorplans.co.uk





RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH