



KILDARROCH

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



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A charming 3/4-bedroom traditional house in the popular village of Gifford, surrounded by a beautiful garden, a short walk to the centre of 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: Porch, Entrance Hall, Sitting Room, Dining Kitchen, Utility Room, Principal Bedroom with Ensuite Bathroom, Double Bedroom, Dining Room/Bedroom 4, Family Shower Room and a Cloaks Cupboard.

First Floor: Large Open Plan room suitable for a variety of uses including a Bedroom, Living Room, Studio or Study with Eaves storage.

Garden: Beautiful mature gardens to the front and side with areas of lawn bordered by colourful shrubs and a sheltered patio terrace.

Garage: Single garage with private driveway

About: 0.18 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.

Kildarroch 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:

Kildarroch is a charming detached traditional house with white rendered walls under a rose tiled roof which the owners extended in 2003 and would now benefit from updating. Situated along a quiet, leafy avenue, on the west side of the village, the house is set back from the road with a private driveway in front of the garage.

A pedestrian gate in a hedge opens to a path leading through a clematis clad arch and beyond to the front door which opens in to a porch and beyond to the entrance hall which gives access to the principal rooms. The spacious bright Sitting Room with a Bay window benefits from a fireplace, fitted bookshelves and double doors out to a patio terrace within the front garden. The Kitchen has a range of built in wall and floor units incorporating a Neff oven, bottled gas hob and stainless-steel sink unit. The breakfast area has room for a large table adjacent to a picture window and opening through to Dining Room/Bedroom 4 which has double doors out to the rear courtyard. A door from the breakfast area opens to the Utility Room which has a clothes pulley, sink unit, oil-fired boiler and back door to the rear courtyard.

The principal bedroom on the ground floor has a range of built in chest of drawers, dressing table and wardrobes and an en-suite bathroom. The other double bedroom on the ground floor overlooks the front garden and is served by a modern Shower Room approached through an inner hall with built in storage cupboards.

The first floor is reached by a pine staircase with a built in cupboard which rises to a large open plan partly coombed room lit by 3 Velux windows which depending on an owners requirements could be reconfigured as a Bedroom, Studio, Office, Playroom or Living Room. There are doors to two eaves cupboards and a spacious loft.



Garden

The garden at Kildarroch principally lies to the front and side of the house with a gravel courtyard to the rear. The garden is enclosed by a hedge meaning it is private and can be secured for children and dogs. To the south and west of the house a lawn and patio are flanked by mature colourful shrubs and a large patio beneath a pergola in the south east corner of the garden. To the rear of the house there is a large gravelled area with a gate opening to the driveway which could be retained as additional parking, developed in to further garden ground or to extend the house if required. Adjacent to the courtyard is a timber greenhouse with a path to the door at the rear of the garage.

Garage

The single garage with an up and over door lies to the north of the house and has a concrete driveway to the front of it suitable for parking 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 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.

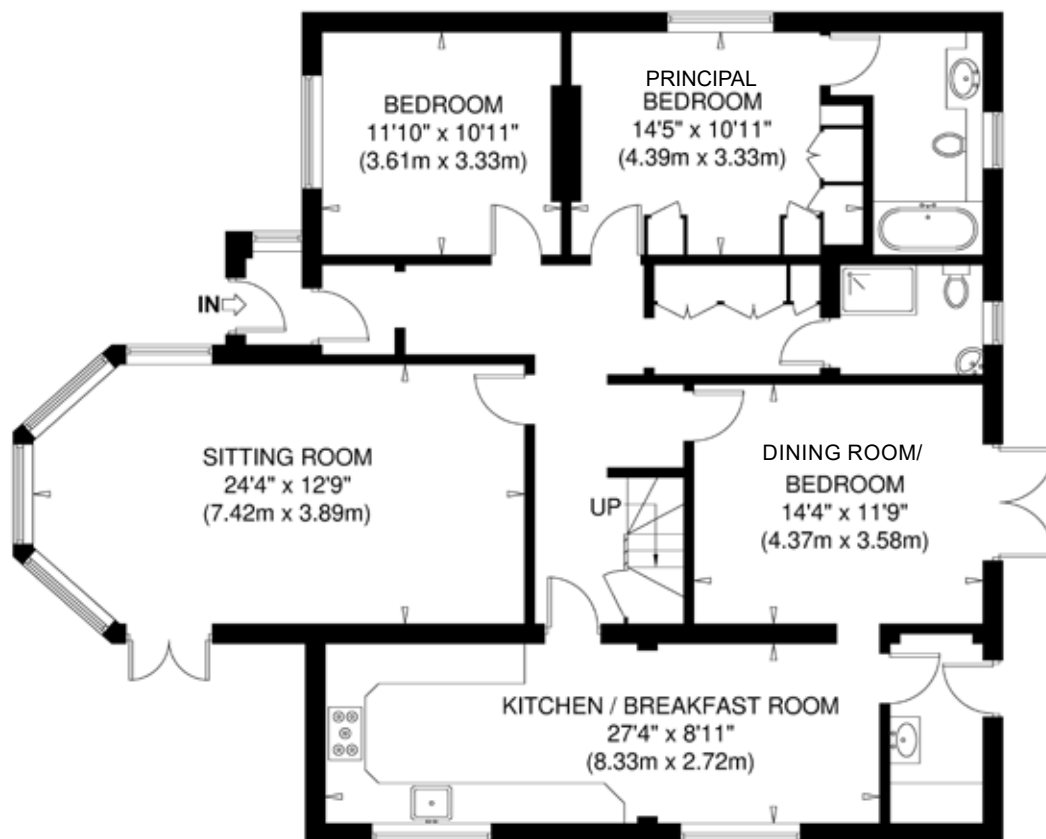
Particulars and Plans:

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.

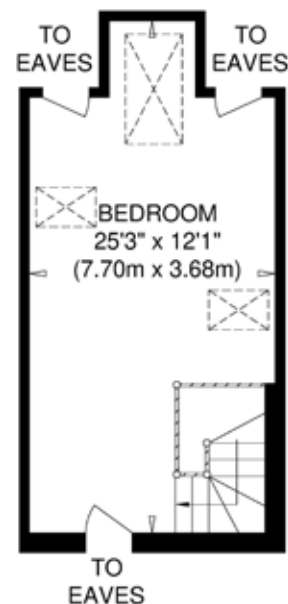
Offers:

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.

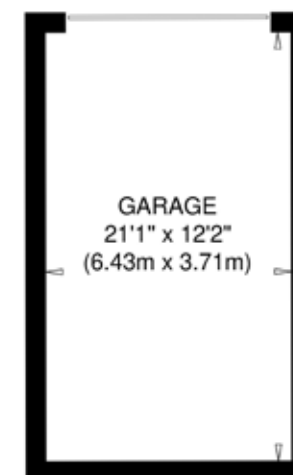




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 136.7 SQ M / 1471 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 25.7 SQ M / 277 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 23.8 SQ M / 256 SQ FT



KILDARROCH, TWEEDDALE AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 162.4 SQ M / 1748 SQ FT
GARAGE = 23.8 SQ M / 256 SQ FT
TOTAL = 186.2 SQ M / 2004 SQ FT

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

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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.



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