



**ASHLEA, DUNS ROAD**  
GIFFORD, EAST LoTHIAN, EH41 4QW



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Forming part of a traditional, B-listed building in Gifford, dating back to the early 18th century, this main-door lower flat accommodates a double bedroom, two reception rooms, a kitchen, and a bathroom, plus a low-maintenance garden and access to unrestricted on-street parking. The home is ideally proportioned for first-time buyers, professionals, couples, downsizers, and rental investors alike, and it is situated within easy reach of the amenities that Gifford has to offer.

The flat's private front door opens into a hallway with built-in storage. On your right, you step into a living room, where space is provided for a choice of lounge furniture layouts, all arranged around an attractive fireplace with a homely Morsø multi-fuel stove inset. The room is neutrally decorated and carpeted for comfort, and it is illuminated by recessed sash-and-case windows. The kitchen is conveniently connected to the living room and is fitted with timeless grey wall and base cabinets, accompanied by white worktops, a Belfast sink, recessed shelved storage, and sleek white metro-tiled splashbacks. An oven, electric hob, and an extractor hood are integrated, whilst a freestanding fridge/freezer, dishwasher, washing machine, and dryer are included in the sale.

## FEATURES

- Main-door lower flat in Gifford
- Part of a traditional B-listed building
- Entrance hallway with built-in storage
- Elegant living room with log-burning stove
- Attractive fitted kitchen
- Versatile dining room with garden access
- Generous double bedroom with built-in wardrobes
- Stylish three-piece bathroom
- Low-maintenance, south-facing rear garden
- Unrestricted on-street parking
- Central heating and traditional sash-and-case windows









The kitchen flows through to a dining room, where ample space is provided for a table and chairs and additional furniture, and a door opens out onto the garden – perfect for alfresco dining! Returning back through the kitchen, living room, and hall, you reach a well-proportioned double bedroom, where plenty of space is provided for freestanding bedroom furniture. This tranquil sleeping area is neutrally decorated and carpeted, supplemented by built-in wardrobes, and features a characterful fireplace surround. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a shower tap attachment, a countertop basin, and a WC, set next to a charming stained-glass window. The home is kept warm by a heating system powered by a back boiler from the living room stove. Externally, the flat is accompanied by a low-maintenance, enviably south-facing rear garden, whilst unrestricted on-street parking can be found on Duns Road. Extras: All fitted floor coverings, window coverings, light fittings, and integrated and freestanding kitchen appliances will be included in the sale.











## Gifford

Gifford is an unspoilt and picturesque village set in the heart of East Lothian, bounded by the Lammermuir Hills and East Lothian's rugged and breath-taking coastline.

The village is served by excellent local amenities, including two hotels, a selection of local shops, a garage, a coffee shop, a primary school and a village hall, with further amenities and schooling available in the historic market town of Haddington (8 miles away).

For the outdoor enthusiast there is the Castle Park Golf Club and Gifford Golf Course, a bowling club and a cricket team, as well as various community clubs and groups.

Commuting to Edinburgh takes around 40 minutes and is 20 miles from the property.









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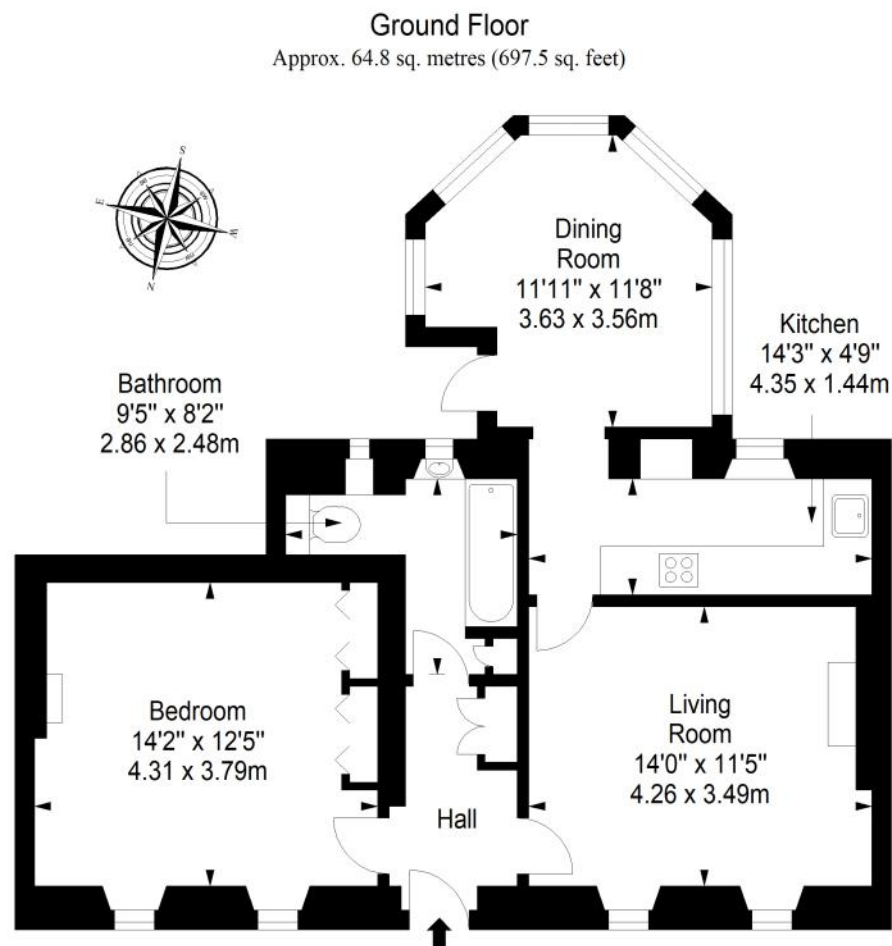
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**HOUSE SALES**

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



**Total area: approx. 64.8 sq. metres (697.5 sq. feet)**