

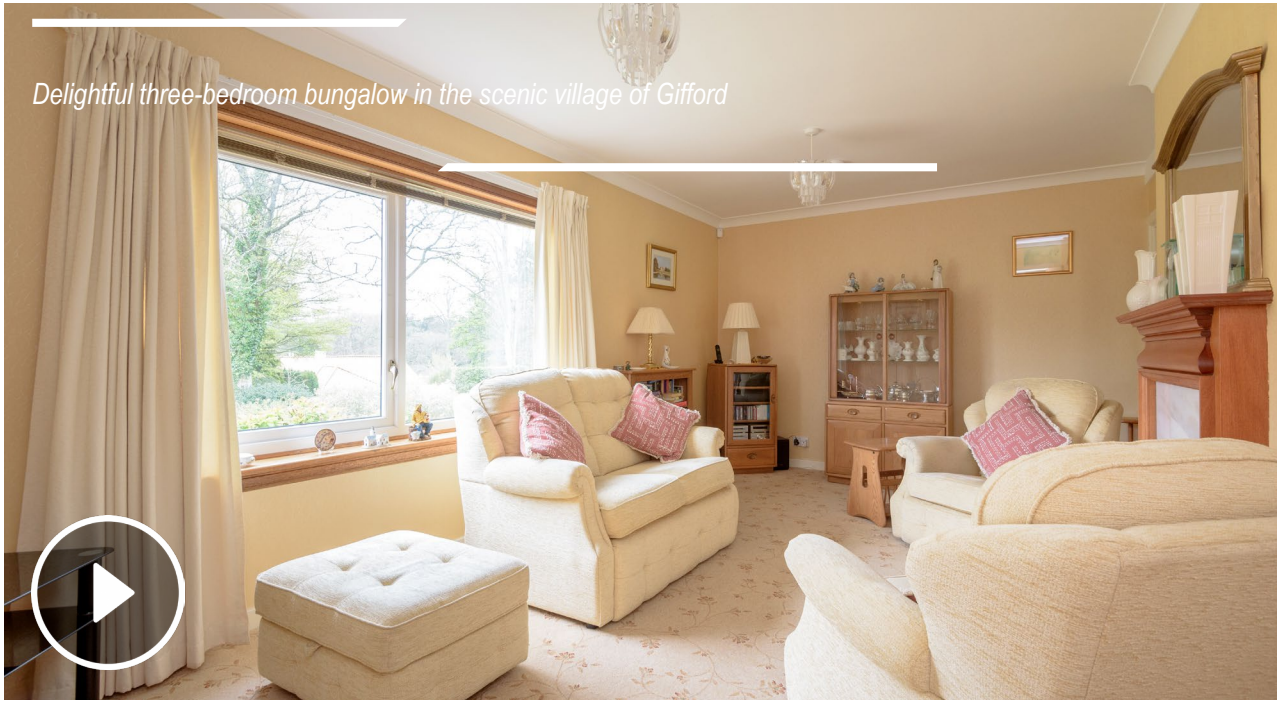


Bynack

TWEEDDALE AVENUE, GIFFORD, HADDINGTON,
EAST LOTHIAN, EH41 4QN

Property
PARIS STEELE
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Delightful three-bedroom bungalow in the scenic village of Gifford



PROPERTY DESCRIPTION

With south-west-facing gardens and bright, well-presented, and spacious accommodation this delightful three-bedroom bungalow in the scenic village of Gifford presents a superb opportunity. Bordering a driveway and integral garage, the front door is accessed via a well-kept garden boasting established shrubbery and decorative stones. With a charming open outlook, this is a most attractive entrance. An inviting vestibule and hallway adorned with a tasteful neutral décor, wood-inspired flooring, and useful storage, leads you into a generous and light-filled sitting room. A large picture window offers a captivating view of the front of the property and floods the space with plentiful natural light. Enhanced by a warm colour palette and a flame effect fireplace set into a white stone insert and oak mantle it is a wonderful place for friends and family. To the rear and overlooking the garden as well as offering access is a well-appointed modern kitchen. It is equipped with wall and floor units complemented by a monochrome tiled splashback and smooth black worktops. Integrated appliances

include an induction hob, oven, and extractor hood. Conveniently adjacent is a versatile and bright carpeted dining room that can also be accessed from the sitting room. Moving down the hallway and passing a modern shower room comprising of a chrome towel radiator, washbasin built into a vanity, hidden cistern WC, and a corner enclosure you arrive at three light and airy carpeted double bedrooms. Externally the expansive south-west-facing rear garden is beautifully kept and combines a manicured lawn with established borders, mature shrubbery, trees, and paving.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains/curtain poles and blinds, integrated appliances and white goods will be included in the sale (excluding the microwave and tall fridge/freezer in study).



PROPERTY FEATURES

- Three-bedroom bungalow with driveway and garage
- Bright and generous sitting room
- Versatile dining room
- Modern kitchen leading to the rear garden
- Three double bedrooms
- Well-appointed shower room
- Front and south-west-facing rear gardens
- Double Glazing
- Electric Heating
- EPC - F
- Council tax band - E

HADDINGTON

Four miles south of Haddington at the foot of the Lammermuir Hills, Gifford is a picturesque East Lothian conservation village. Full of charm and character, it has a village square, 18th Century Mercat Cross, historical buildings, and leafy streets.

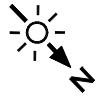
Walkers can enjoy scenic routes in the Gifford Community Woodlands or explore a variety of walks and trails in the area such as the Gifford and Yester Castle Circular. Local golf courses include Gifford Golf Club and Castle Park Golf Club with renowned courses close by including Archerfield, Muirfield, and Renaissance. Horse riders will love the variety of Equestrian Centres such as Rockrose in Haddington and Harelaw in Longniddry. Family-friendly activities can be found in Dunbar which has a popular leisure pool, Foxlake Adventures, and East Links Family Park.

Within the village, there is also a park, bowling club, and a popular village hall home to a film club and art club, and in the summer, you can find a thriving social cricket club. Bustling bars, cafés, and restaurants to enjoy include The Tweedale Arms Hotel overlooking the village green. Daily shopping needs are met by a local convenience store, garage, and newsagent, and further options are available in nearby Haddington.

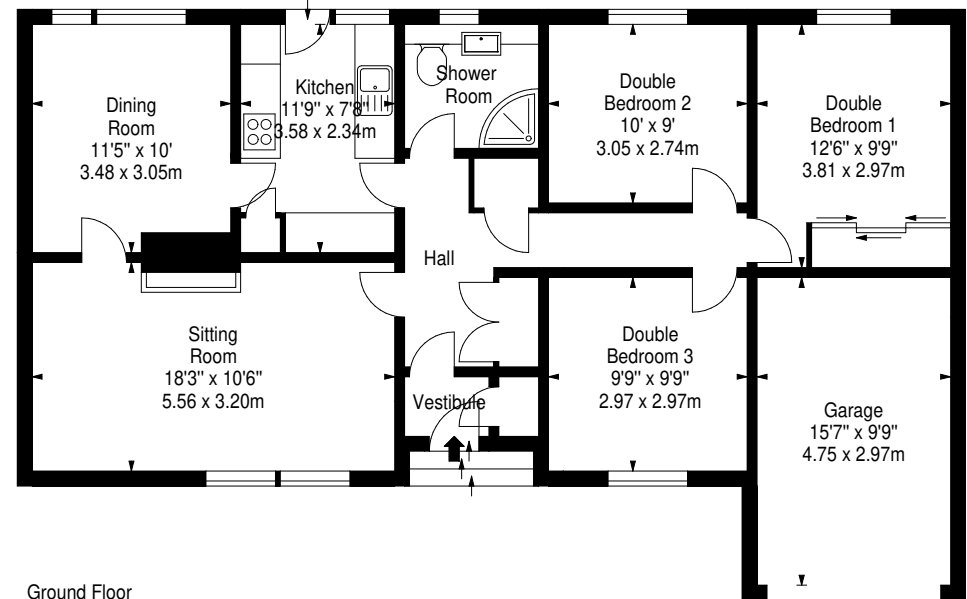
Yester Primary School is a 15-minute walk, and it is in the catchment for the well-regarded Knox Academy. Private schooling choices are available in nearby Haddington, Dunbar, and Musselburgh as well of course as those in Edinburgh. Edinburgh's City Centre is reached by car via the A1 in approx. forty-minutes and there are regular train links from Drem.



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



Approx. Gross Internal Area
1083 Sq Ft - 100.61 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor

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Property

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2. The Home Report and more information for this property is available from parissteele.com
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