



Middle Cottage, Bankrugg

In Excess of £250,000



RE/MAX
Estate



Middle Cottage

Bankrugg, Haddington

Nicole McFarlane and RE/MAX Estates - Linlithgow present a Charming 2-bed cottage in Gifford. Lounge, kitchen, modern bathroom. Private parking, gardens, countryside views. Freehold. Council Tax Band C. No factor fees. Contact Nicole McFarlane at RE/MAX Estates - Linlithgow.

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



Bedroom One

11' 9" x 9' 2" (3.57m x 2.79m)

Bedroom 1 is a spacious and comfortable room with a large front-facing window, carpet flooring, central light, and radiator. It offers plenty of space for a double bed and freestanding furniture, making it a practical and versatile room for relaxation.

Bedroom 2

10' 0" x 9' 7" (3.04m x 2.91m)

Bedroom 2 has a large rear-facing window, carpet flooring, central light, radiator, and 2 double fitted wardrobes, with space for a double bed and freestanding furniture. It's a practical and comfortable room that offers plenty of storage and natural light.

Lounge

9' 11" x 13' 7" (3.02m x 4.13m)

The lounge is an impressive space with a large front-facing window that fills the room with natural light. The wooden flooring, central light, and radiator create a warm and welcoming atmosphere. In addition, the beautiful wood burner adds character and provides a cosy setting for relaxation and entertainment.

Kitchen

9' 3" x 8' 0" (2.81m x 2.44m)

The kitchen in this property is a practical and functional space, featuring a rear-facing window that offers a view of the surrounding area. The tile flooring is durable and easy to maintain, while the strip lights and radiator ensure a well-lit and comfortable environment. The kitchen is equipped an electric hob and oven, classic Belfast sink and ample space for freestanding appliances such as a fridge freezer and washing machine.





Entrance Hallway

3' 8" x 10' 8" (1.13m x 3.26m)

The entrance hallway of this property features a welcoming half-glazed front door that allows natural light to flood the space with carpet flooring and central light. Overall, this hallway is a bright and inviting space that sets the tone for the rest of the property.

Bathroom

5' 9" x 7' 11" (1.74m x 2.41m)

The bathroom in this property features a rear-facing window, vinyl flooring, tiled splashback and a central light. It also includes a heated towel rail, a bath with an overhead mains shower, W/C, and a pedestal sink. Overall, it's a functional and well-equipped bathroom.





REAR GARDEN

The rear garden of this property is a beautiful outdoor space with stunning views of the Scottish countryside. It features a shed and greenhouse, perfect for storage and gardening activities. The garden also includes a patio area, ideal for outdoor dining and relaxation, as well as a grass area that offers plenty of space for outdoor activities. For added privacy and security, the garden is fully enclosed.

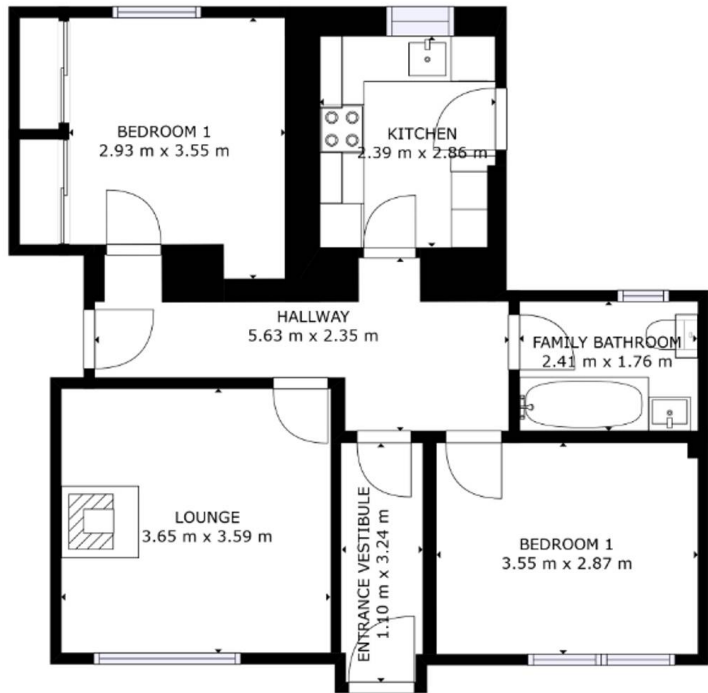
FRONT GARDEN

The front garden of this property is a spacious, fully enclosed area with mature shrubs, parking for one car, a shed, and a dedicated area for kindle wood storage. It's a charming and practical space that offers privacy and tranquillity, perfect for relaxing and entertaining.

DRIVEWAY

1 Parking Space







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