



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Middle Cottage

Bankrugg, Gifford, East Lothian, EH41 4JS

Middle Cottage

Immersed in the beautiful East Lothian countryside, this two-bedroom, stone-built mid-terraced cottage is well-presented with attractive, modern interiors and comes accompanied by lovely gardens and convenient private parking. As well as being surrounded by rolling countryside and farmland, the home is ideally placed for easy access to amenities in nearby Gifford and Haddington, and it is a short drive from the A1, making travel across the county and further afield easy and efficient.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.



Property Summary

- Traditional mid-terraced cottage near Gifford
- Entrance vestibule and hall with storage
- Southwest-facing living/dining room with log-burning stove
- Attractive kitchen with garden access
- Two double bedrooms (one with built-in wardrobes)
- Modern bathroom with shower-over-bath
- Well-maintained front and rear gardens
- Private gated driveway
- Oil-fired central heating and double glazing
- EPC Rating - D | Council Tax Band - D
- Home Report Value - £255,000







Southwest-facing living/
dining room with log-
burning stove and an
attractive kitchen with
garden access







Two double bedrooms (one
with built-in wardrobes)
and a modern bathroom
with shower-over-bath





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

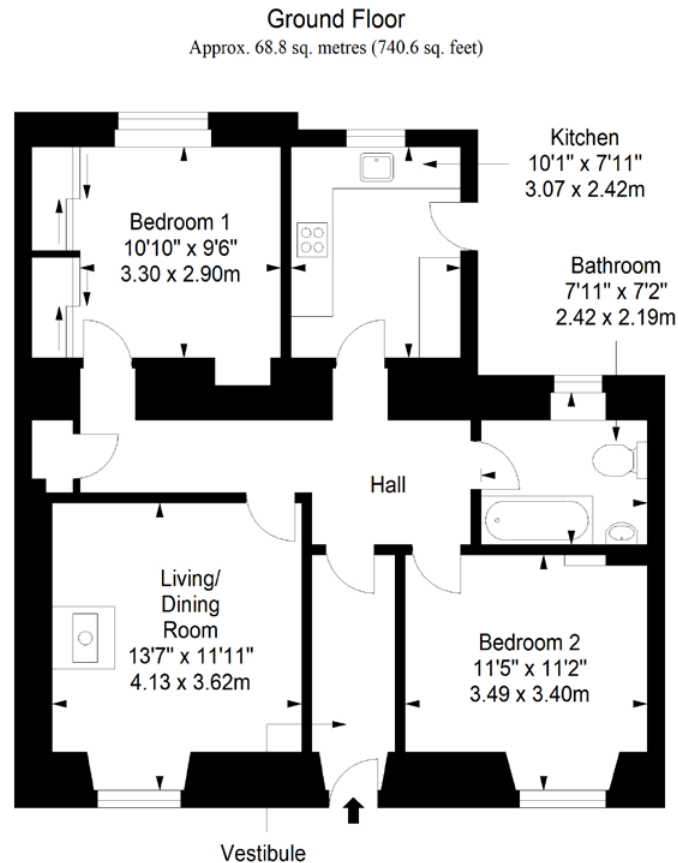


CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

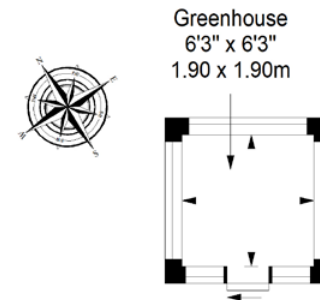
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 79.3 sq. metres (853.6 sq. feet)

Greenhouse
Approx. 3.6 sq. metres (38.7 sq. feet)



Shed
Approx. 6.9 sq. metres (74.3 sq. feet)

