



1 Burnside Cottages, Station Road
GIFFORD | EAST LoTHIAN | EH41 4QL


warners
solicitors & estate agents





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Nestled in the heart of Gifford in the idyllic East Lothian countryside surrounded by vast open rolling hills, excellent local amenities within the village itself and in neighbouring Haddington and quick transport links to Edinburgh is this immaculately presented end terraced house. Built circa 2007 the property has all the charm of a historic cottage yet all the modern comforts and energy efficiency of a new home.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, bright lounge with log burning stove and four feature windows which floods the space with an abundance of natural light, a triple aspect contemporary dining kitchen with generous dining space and luxury kitchen units and worktops, a downstairs bedroom or ideal home office and the ground level is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys a spacious dual aspect master bedroom with cleverly designed built-in storage and elegant en-suite bathroom with underfloor heating and shower over bath. There are two further well-proportioned double bedrooms (one with deep built-in wardrobes) and the home is completed by a luxury main bathroom with shower over bath.



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To the front the South facing garden is laid to lawn and offers a high degree of privacy. Enclosed by green hedges and fencing there is a summer house useful for gardening equipment. Accessed through the French doors from the kitchen and lounge the front garden faces North West and there is a sun trapped patio ideal for entertaining which overlooks the bowling green. There is an allocated parking space adjacent to the house with two shared spaces for visitors.

All blinds and integrated kitchen appliances will be included in the sale.

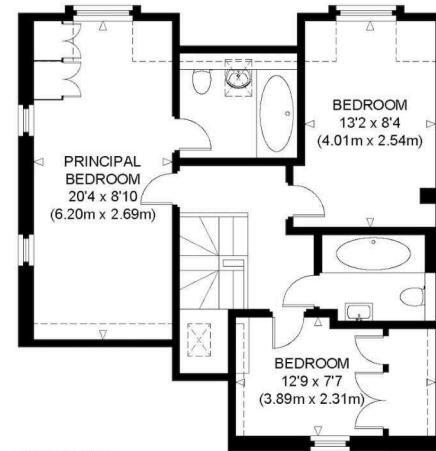
EPC Rating C.



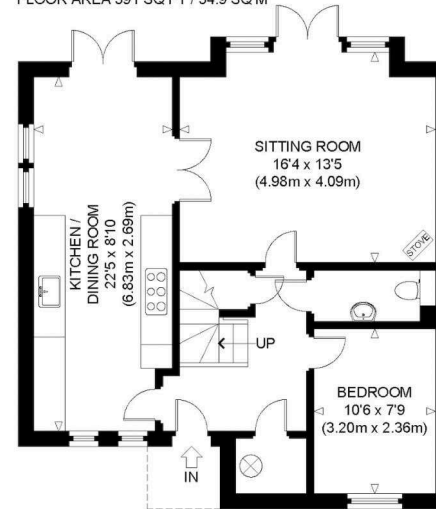
Gifford is an idyllic, pretty village located in the heart of the East Lothian countryside, approximately four miles from the market town of Haddington. The local Church and Village Hall are the main landmarks within the village, which also has a garage, newsagent, co-op and gift shop. The village also boasts two country pubs/restaurants, bowling club, village park with play area and highly regarded Yester Primary School. Leisure pursuits include golf at either the Gifford or Castle Park Clubs, scenic woodland walks and cycle rides in the Lammermuir Hills and local countryside and swimming and tennis in Haddington. Haddington also offers a further choice of shopping and banking facilities, restaurants and bars. Schooling is well represented from nursery to senior level within the area. Bus services operate to and from the surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained at Longniddry or Drem







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 591 SQ FT / 54.9 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 647 SQ FT / 60.1 SQ M

BURNSIDE COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1238 SQ FT / 115.0 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

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

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