

COULTERS®

ROSE COTTAGE, 4 NEWLANDS FARM

GIFFORD, EAST LoTHIAN, EH41 4PJ

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Rose Cottage is a charming four bedroom end terraced home idyllically situated in the popular East Lothian countryside, just a couple of miles from the village of Gifford.

The property benefits from a spacious driveway with ample parking and private garden with open outlook across the fields beyond.

KEY FEATURES



Charming end terraced cottage



Four double bedrooms



Mature garden with open outlook



Large driveway with ample parking



Idyllic countryside setting



Wood burning stoves



The property which is set over two floors comprises; four well proportioned double bedrooms, one of which has an ensuite bathroom; spacious living room with wood burning stove and window seating overlooking the garden; dining kitchen with island, range cooker and wood burning stove; and a family shower room.

Extras

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





THE LOCAL AREA

Situated close to the popular village of Gifford which is a picturesque and charming East Lothian conservation village full of character, historical buildings, and wide leafy streets.

Walkers can enjoy scenic routes in the Gifford Community Woodlands or explore the many walks and trails in the area.

Within the village, there is a park, bowling club, and a popular village hall. Bars, cafes, and restaurants to enjoy include The Tweeddale Arms Hotel overlooking the village green, the Lanterne Rouge, and the Goblin Ha' Hotel.

Daily shopping needs are well catered for with a local convenience store, garage, and newsagent, and further options are available in nearby Haddington.

Yester Primary School is located in the village, 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 approximately forty-minutes and there are regular train links from Longniddry.

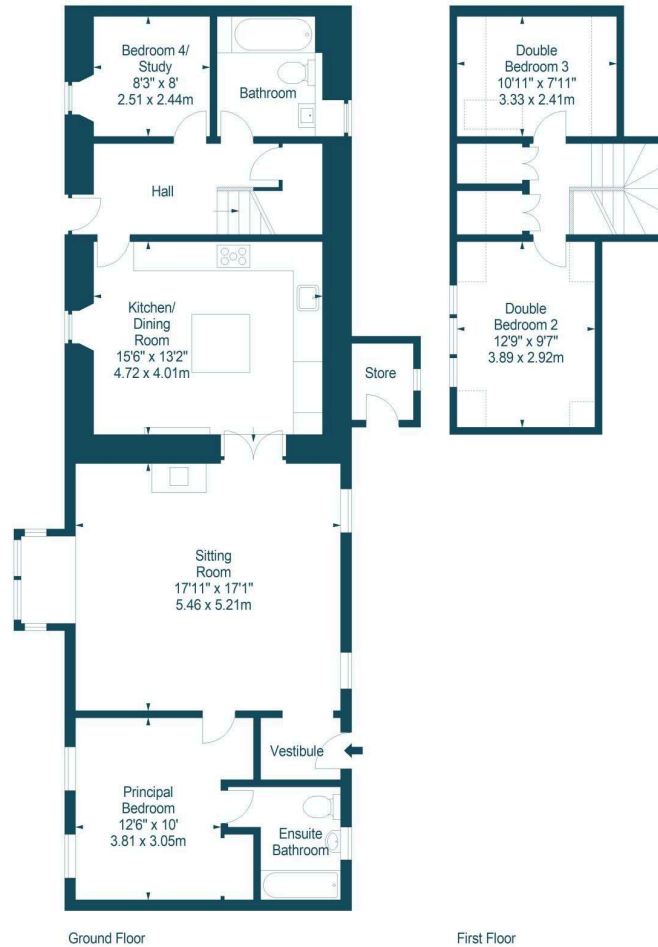




**Rose Cottage,
Newlands Farm,
Gifford,
East Lothian, EH41 4PJ**



Approx. Gross Internal Area
1414 Sq Ft - 131.36 Sq M
(Including Store)
For identification only. Not to scale.
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GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.