

COULTERS[©]



2 CASTLE MAINS COTTAGES GIFFORD

GIFFORD, EAST LoTHIAN, EH41 4PL

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Nestled in the East Lothian countryside, this bright and spacious three bedroom semi-detached cottage offers flexible accommodation and stunning views of the surrounding countryside.

This well presented home benefits from private, enclosed South facing garden with open outlook and off-street parking.

KEY FEATURES



Semi detached cottage



Private enclosed garden to the rear



Countryside setting



EPC Rating - D



Three double bedrooms



Parking for 2 cars



Beautiful open views



Council Tax Band - D



The property which is arranged over a single floor, offering ease of access comprises; welcoming entrance hall; generously sized living room which opens into a large conservatory maximising the open outlook and direct access to the garden; double aspect light-filled kitchen; three double bedrooms and a modern shower room.

Additional features include solid wood flooring throughout, oil-fired central heating, double glazing and Ramsay ladder access to a floored loft offering potential for conversion subject to gaining the necessary consents.





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 approx. forty-minutes and there are regular train links from Longniddry.

EXTRAS

All integrated fixtures and fittings, window coverings, light fittings, free standing white goods in kitchen, garden shed to front of property and potting shed are included in the sale price.

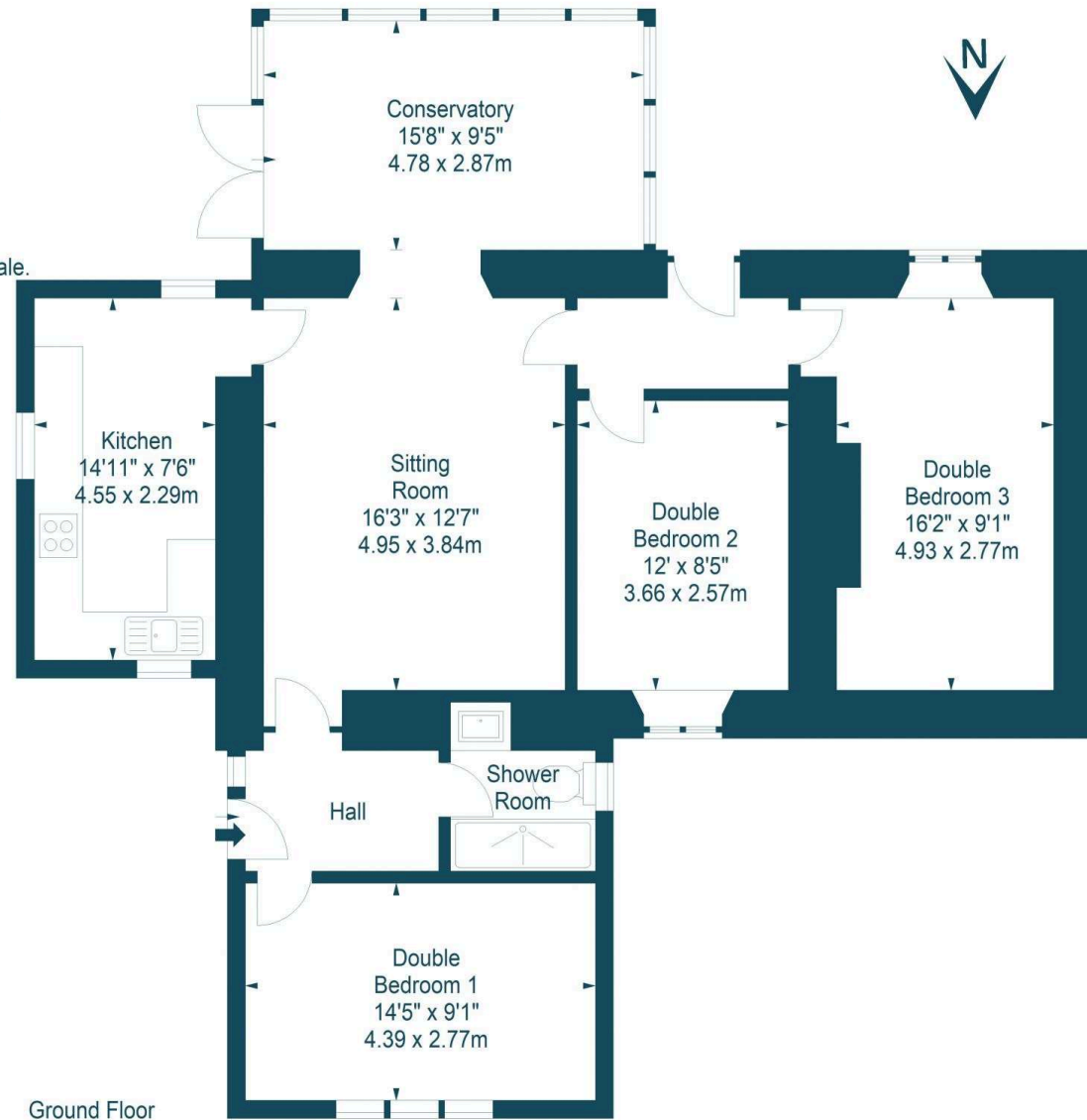
HOME REPORT VALUATION: £345,000



**Castlemains Cottages,
Gifford,
East Lothian, EH41 4PL**



Approx. Gross Internal Area
1105 Sq Ft - 102.65 Sq M
For identification only. Not to scale.
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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.