




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# CHESTNUT COTTAGE DUNS ROAD

GIFFORD, GIFFORD, EH41 4QW

 3 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

A delightful three bedroom terraced cottage nestled in the heart of picturesque Gifford, offering charm, character, and a beautifully mature rear garden with patio area, raised beds, pond and a garage.

Set over three well-proportioned floors, this inviting home blends period features with comfortable living. The mature rear garden is a true highlight, boasting a peaceful patio area, raised flower beds, a tranquil pond, and the added convenience of a garage.

## KEY FEATURES



Terraced cottage



Three double bedrooms



Private enclosed garden to the rear



Garage



Close to local amenities and primary school



Wood burning stoves



EPC Rating - F



Council Tax Band - E







The property which spans over three floors comprises; entrance vestibule and hallway with under stair cupboard; dining kitchen with wood burning stove; spacious sitting room with bay window and wood burning stove; utility/boot room which leads to the rear garden; three double bedrooms; a study and a family bathroom.

Additional features include an electric boiler, electric heating, and a mix of double glazed Velux windows and traditional single glazed Sash and Case windows enhanced with secondary glazing.







## THE LOCAL AREA

Situated within 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.

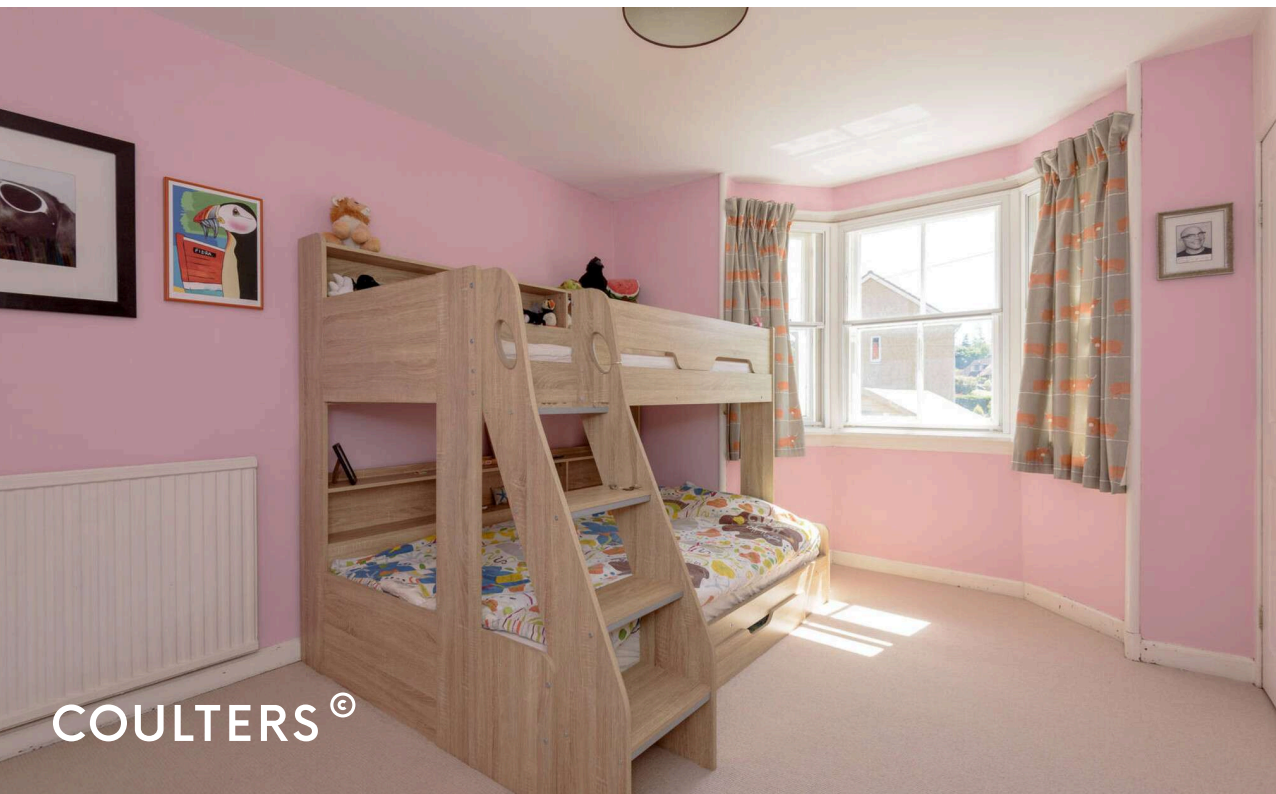
Daily shopping needs are well catered for with a local convenience store, garage, and newsagent, and further options are available in nearby Haddington.

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 light fittings, the kitchen blind, the fitted shelves in the sitting room, kitchen and bedrooms, all fitted flooring and the integrated appliances are included in the sale price.



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**HOME REPORT VALUATION: £375,000**







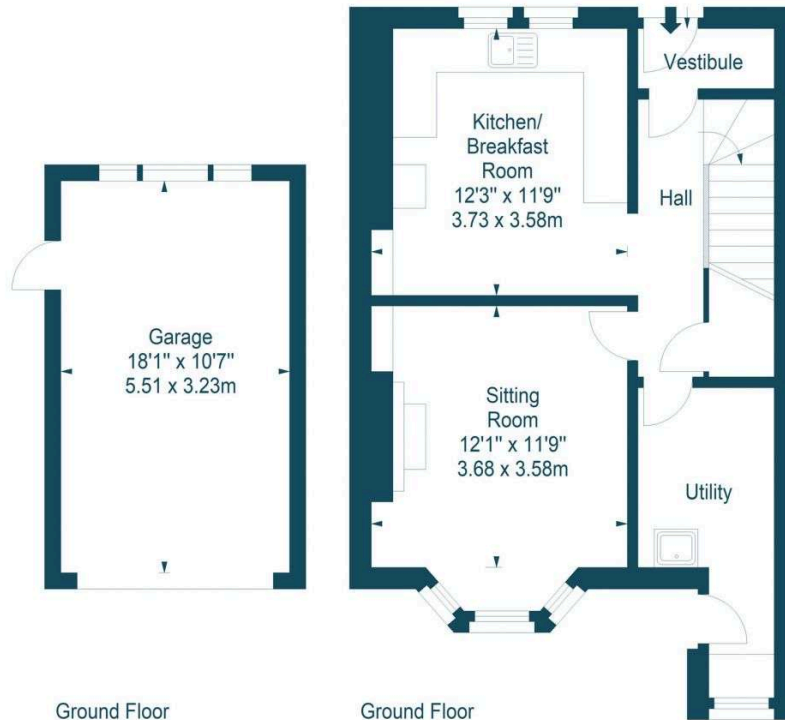
**Chestnut Cottage,  
Duns Road,  
Gifford,  
Haddington,  
East Lothian, EH41 4QW**



Approx. Gross Internal Area  
1184 Sq Ft - 109.99 Sq M  
Garage  
Approx. Gross Internal Area  
189 Sq Ft - 17.56 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



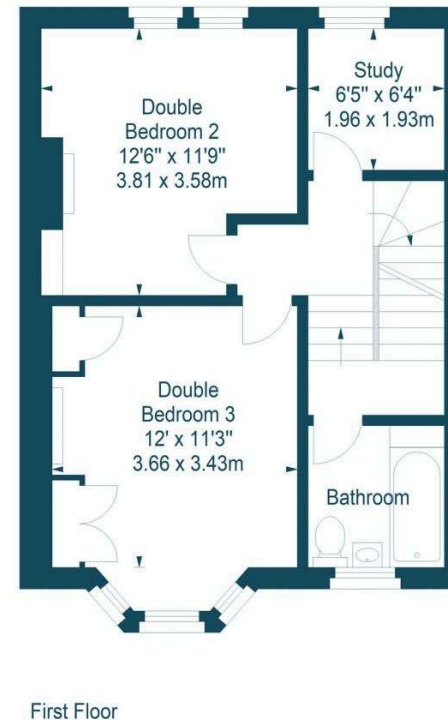
Second Floor



Ground Floor



Ground Floor



First Floor

## GET IN TOUCH



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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.