

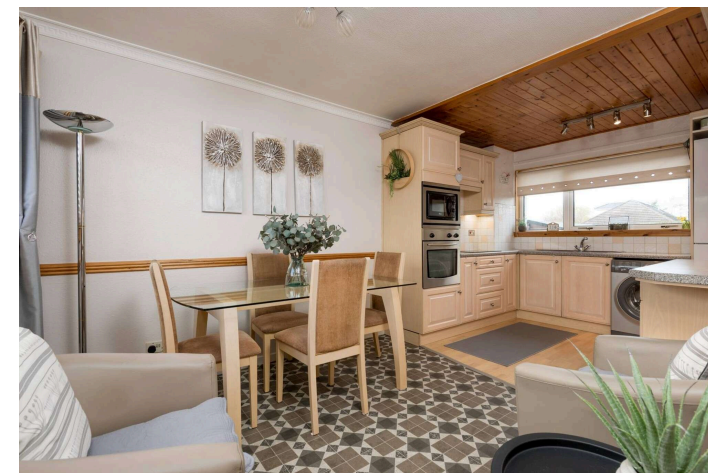


24 Walden Terrace

GIFFORD, HADDINGTON, EH41 4QP

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Lying in the village of Gifford close to amenities, schooling, and scenic countryside, this two-bedroom terraced home offers a wonderful lifestyle. The enclosed south-facing front garden creates an inviting first impression and leads you to the front door and vestibule. To the right, a generously proportioned sitting room extending the full length of the home exudes a warm and welcoming atmosphere. Enjoying a dual aspect, tasteful décor, and French doors opening onto the rear garden, it provides a wonderful space in which to relax and entertain.

Directly opposite, the dining kitchen with access to the rear garden, mirrors the sitting room in scale and appeal. It is fitted with oak-effect wall and floor units, quartz-effect worktops, and a tiled splashback, while integrated appliances include a microwave, hob, oven, and extractor hood.

On the first floor, two south-facing double bedrooms offer comfortable and peaceful accommodation, with the each benefitting from built-in wardrobes. Both are served by a well-appointed shower room. Externally, the beautifully kept rear garden enjoys a lovely combination of lawn, paving, and decorative stones, all interspersed with manicured hedging and complemented by a tranquil seating area. Gardening enthusiasts will particularly appreciate the addition of a greenhouse and shed. The property also benefits from ample on-street parking and a detached garage.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains & blinds, integrated oven, microwave, hob, extractor, and free-standing fridge-freezer and washing machine will be included. The garden shed and greenhouse are also included.



PROPERTY FEATURES

- Two-bedroom terraced home
- Bright and generous dual aspect sitting room
- Spacious dining kitchen
- Two south-facing double bedrooms
- Shower room
- Beautifully kept front and rear gardens
- Detached garage
- Double glazing
- LPG fired central heating
- EPC - E
- Council tax band - C
- Tenure - Freehold

GIFFORD

Four miles south of Haddington at the foot of the Lammermuir Hills, Gifford is a picturesque East Lothian conservation village. Full of charm and character, it has a village square, 18th Century Mercat Cross, historical buildings, and leafy streets.

Walkers can enjoy scenic routes in the Gifford Community Woodlands or explore a variety of walks and trails in the area such as the Gifford and Yester Castle Circular. Local golf courses include Gifford Golf Club and Castle Park Golf Club with renowned courses close by including Archerfield, Muirfield, and Renaissance. Horse riders will love the variety of Equestrian Centres such as Rockrose in Haddington and Harelaw in Longniddry. Family-friendly activities can be found in Dunbar which has a popular leisure pool, Foxlake Adventures, and East Links Family Park.

Within the village, there is also a park, bowling club, and a popular village hall home to a film club and art club, and in the summer, you can find a thriving social cricket club. Bars, cafès, and restaurants to enjoy include The Tweedale Arms Hotel overlooking the village green. Daily shopping needs are met by a local convenience store, garage, and newsagent, and further options are available in nearby Haddington.

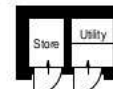
Yester Primary School is less than a five-minute walk, and it is in the catchment for the well-regarded Knox Academy. Private schooling choices are available in nearby Haddington, Dunbar, and Musselburgh as well of course as those in Edinburgh. Edinburgh's City Centre is reached by car via the A1 in approx. forty-minutes and there are regular train links from Drem.



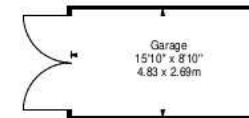
Walden Terrace,
Gifford,
Haddington,
East Lothian, EH41 4QP



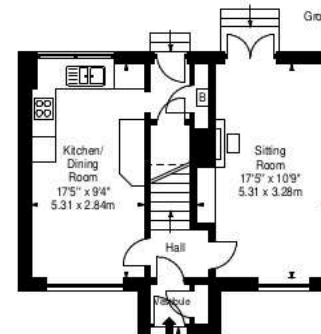
Approx. Gross Internal Area
889 Sq Ft - 82.59 Sq M
Garage, Store & Utility
Approx. Gross Internal Area
166 Sq Ft - 15.42 Sq M
For identification only. Not to scale.
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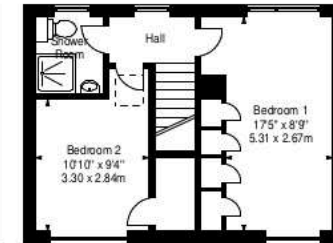
Ground Floor



Ground Floor



Ground Floor



First Floor

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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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