



# 6 Garvald Grange Steading

HADDINGTON, EH41 4LL

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Set within beautifully maintained gardens and showcasing impeccable interior design, this seldom-available three-bedroom converted steading in the small picturesque village of Garvald, a short drive from Gifford and Haddington, offers a truly exceptional opportunity.

Accessed through a shared courtyard, the striking red sandstone exterior and terracotta pantile roof create an immediate sense of charm, leading into a welcoming, carpeted hallway that sets the tone for the home. To the left, elegant French doors open into a bright east and west-facing dual-aspect sitting room, bathed in natural light and providing direct access to the front patio.

Finished with soft carpeting, a calming colour palette, and a log-burning stove, this space feels stylish and inviting, perfect for relaxing or entertaining.

The dining kitchen is equally impressive, designed for modern living with seamless access to the rear garden. A carefully considered layout subtly separates the dining and seating area from the kitchen through a change in flooring and a frosted glass partition. The kitchen itself is fitted with sleek, handleless cabinetry in natural tones, complemented by smooth worktops and integrated appliances including a grill, oven, and hob.



The south-facing principal double bedroom is a light-filled and tranquil retreat, enhanced by a feature accent wall, plush carpeting, and a contemporary en-suite shower room. Two further double bedrooms are equally well-presented and share a contemporary family bathroom complete with a hidden cistern WC, washbasin built into vanity, and a deep bath with wall-mounted shower.

Outside, the sunny enclosed gardens are a true highlight that make the most of the surrounding countryside views. Two timber-decked seating areas bordering the lawn provide perfect spots for outdoor relaxation, one of which features a charming east-facing summer house. The property benefits from an allocated parking space.

Additional Information: There is a £30 per month fee from all residents in the steading covering septic tank maintenance, communal areas including gardens, grounds and external car park lighting.



## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, living room curtains, wooden window blinds, integrated grill, oven, hob, extractor hood and free-standing washing machine will be included in the sale. The mirrored wardrobe in the second bedroom will also be included. The American Diner can be included by separate negotiation.



## PROPERTY FEATURES

- Three-bedroom steading home
- Dual-aspect east and west-facing sitting room
- Dining kitchen opening to the rear garden
- Three double bedrooms, one with en-suite
- Family bathroom
- Enclosed gardens with summer house
- Daikin air source heat pump system
- Electric underfloor heating in bathroom and en-suite
- Double glazing
- Drainage is to a shared septic tank
- Allocated parking space
- EPC - C
- Council tax band - E
- Residents' Association - £30 per month

## GARVALD

The friendly and picturesque village of Garvald lies just a short drive from Gifford and Haddington and boasts a post office, pub, church, active village hall, and the Carfrae Farm Shop.

Surrounded by stunning countryside there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. Haddington has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite. Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. Gifford and Haddington provide excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket in Haddington along with a Co-op Food. On the outskirts of town, you will find a retail park with Starbucks, Costa Coffee, and Aldi amongst others.

Well-regarded local schooling includes Haddington and Gifford Primary Schools and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Garvald is a twenty-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.





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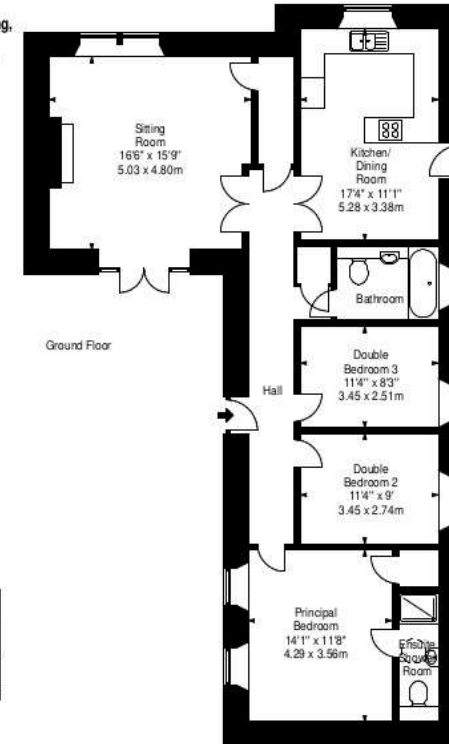
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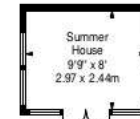
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### Garvald Grange Steading, Haddington, East Lothian, EH41 4LL

 SquareFoot  
Approx. Gross Internal Area  
1142 Sq Ft - 106.09 Sq M  
Summer House & Store  
Approx. Gross Internal Area  
124 Sq Ft - 11.52 Sq M  
For identification only.  
Not to scale.  
© SquareFoot 2026



Ground Floor



Ground Floor

#### Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://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](mailto: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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