



A CHARMING THREE BEDROOM COTTAGE ON THE OUTSKIRTS OF THE PICTURESQUE VILLAGE OF GIFFORD

LADYWELL, 2 DUNCANLAW COTTAGES, GIFFORD, EAST LoTHIAN, EH41 4PQ



LADYWELL, 2 DUNCANLAW COTTAGES, GIFFORD, EAST LoTHIAN, EH41 4PQ

3 bedrooms ♦ 2 bathrooms ♦ dining kitchen ♦ sitting room
large parking area and garden ♦ EPC: F

Location

Gifford is one of the most sought after villages in East Lothian, nestled between the Lammermuir hills and Haddington. It provides excellent local services with a Co-operative store, a newsagent/post office, two hotels/pubs, a tea room, garage, church, a lovely park with a play area, hairdresser and the highly regarded Yester Primary School, which in 2016 was listed in Tatler's good schools guide as one of the top primary schools in the UK. The Compass private primary school and Knox Academy secondary school are located 5 miles away in the town of Haddington, while Loretto School (prep and senior), Musselburgh and Belhaven Hill School (prep), Dunbar are also located nearby.

Gifford has a thriving local community with a number of active clubs and groups including a cricket club, bridge club, mini rugby, horticultural society, art and theatre groups.

The historic market town of Haddington provides more extensive amenities including a Tesco supermarket, leisure centre and an extensive range of shops and restaurants.

The area provides an excellent quality of life and a variety of recreational activities. The Lammermuir Hills have wonderful walking and cycling, whilst sailing and fishing can be enjoyed on the Whiteadder Reservoir. The links golf courses of East Lothian are within easy reach, while Gifford boasts two courses, Castle Park and Gifford Golf Club. While the property enjoys a rural location, its situation is excellent for the commuter. The A1 is joined at Haddington and provides access into central Edinburgh (24 miles). There are railway stations at Drem and Longniddry, with regular services into Edinburgh Waverley.

Description

The spacious accommodation is arranged over the ground floor with well proportioned and flexible living space. There is a bright triple aspect country style kitchen with shaker units, wood work surfaces and plenty of room for a dining area. The kitchen opens to the cosy sitting room with a wood burning stove, which in turn opens to a broad hallway with an external door, a store room, cloak room, a family bathroom and access to attics. There are three good sized double bedrooms including a master bedroom with a modern en suite shower room and under floor heating. The cottage benefits from double glazing throughout.

Outside

Externally, the house is approached by a driveway to a large gravelled private parking area with a woodland garden area beyond. There is an attractive garden area with a small burn running through on the western side of the house. Useful external storage is provided by a shed and metal garden store.



General Information

Services

LPG central heating, mains water, drainage to shared septic tank.

Fixtures and Fittings

All light fittings, fitted carpets and blinds are included in the sale.

Rights of way

Ladywell has a right of access over the drive from the road to the side of the cottage, which is privately owned after. See boundary plan for further details.

Agents note

We wish to inform prospective buyers of this property that the seller is an employee of Savills.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Viewing

Strictly by appointment with Savills.

Offers

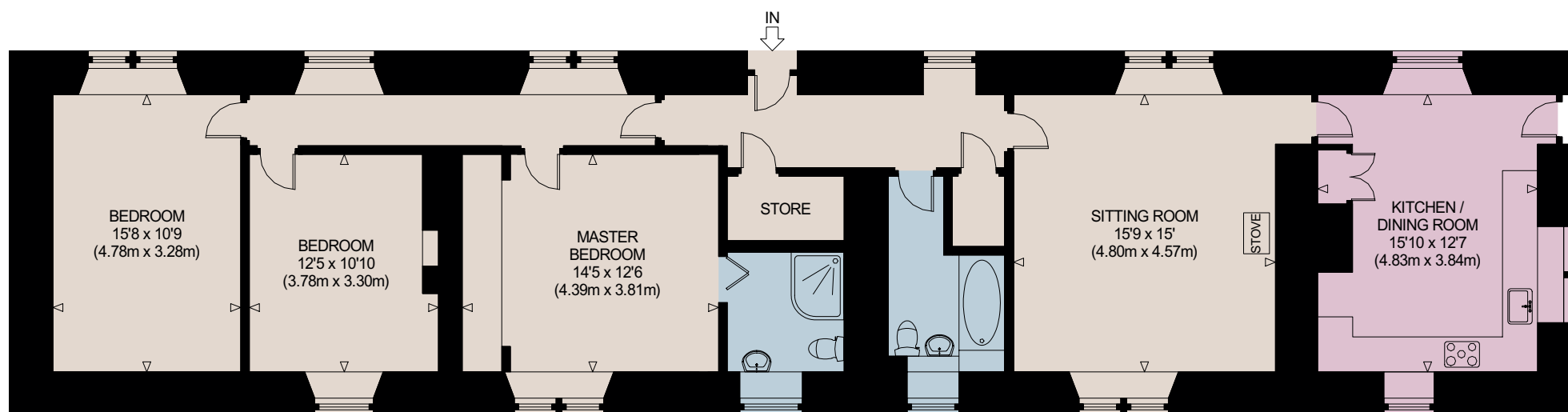
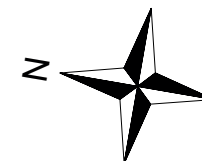
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.



FLOORPLANS

Gross internal area (approx):
1350 SQ FT / 125.4 SQ M



GROUND FLOOR

Savills Edinburgh
8 Wemyss Place,
Edinburgh, EH3 6DH
edinburghcountryhouses@savills.com
0131 247 3738

savills.co.uk

Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.