



GARDEN STIRLING BURNET

12 PARK CRESCENT, GIFFORD
HADDINGTON, EAST LoTHIAN, EH41 4QR



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Located in charming Gifford, this two-bedroom semi-detached chalet-bungalow enjoys a sought-after village address in picturesque East Lothian, less than an hour's commute from the Capital. Ideal for professionals, young families, or downsizers, the property benefits from an off-road setting, low-maintenance enclosed gardens, and unrestricted on-street parking. The interiors are welcoming and well-presented, though some upgrading opportunities allow the new owners to add personalisation. Within the local community is convenience shopping and a primary school, with further amenities 10 minutes' drive away in the market town of Haddington.

The front door is reached via a gated path through a small enclosed garden. It opens into an entrance hall (with good storage) that flows into a living room illuminated by a southerly-facing floor-length window. This bright, yet homely sitting area is framed by soft, fitted carpeting and subtle décor enhanced by contemporary accent wallpaper. A closed-in solid fuel fire, set into a natural stone surround, provides cosy warmth in the colder months. The kitchen is conveniently accessed directly from the reception room (as well as the hall) and includes a central dining area.

FEATURES

- Peaceful village setting in desirable Gifford
- Semi-detached chalet-bungalow
- Entrance hall with storage
- Sunny living room with access to:
- Dining kitchen with garden access via a rear porch
- Two double bedrooms with good storage
- Shower room
- Low-maintenance front and rear gardens
- Unrestricted on-street parking
- Oil central heating and double glazing





This bright, social space may require updating but features a selection of fitted cabinets, built-in pantry storage, and freestanding goods comprising an electric cooker, a washing machine, a fridge, and a freezer. Garden access is via an adjoining rear porch housing built-in storage. Completing the ground floor is a bright, tiled shower room accessed from the entrance hall. On the first floor, a landing leads to two spacious double bedrooms. Both rooms are comfortably carpeted and heightened by feature décor. An outstanding amount of incorporated storage can be found throughout this level. The property benefits from gas central heating and full double glazing.

Externally, the front and rear gardens are neatly landscaped with paving and gravel, making them easy to maintain. A sunny bench seating area can be found at the rear and planting adds colour at the front. On-street parking in the immediate vicinity is conveniently unrestricted. Extras: All carpets, flooring, curtains and blinds, and light fittings are included and kitchen appliances available via separate negotiation.







Gifford

This picture postcard village is set in the heart of East Lothian, bounded by the Lammermuir Hills and within easy reach of the region's rugged and breath-taking coastline. The village offers hotels, local shops, a garage, a coffee house, and a primary school. Further amenities and schooling can be found in the historic market town of Haddington, 8 miles away. For the outdoor enthusiast, there is the Castle Park Golf Club and Gifford Golf Course, a bowling club, and a cricket team, in addition to clubs for lovers of theatre, books, gardening, and arts. Commuting to Edinburgh takes around 40 minutes and is 20 miles from the property.







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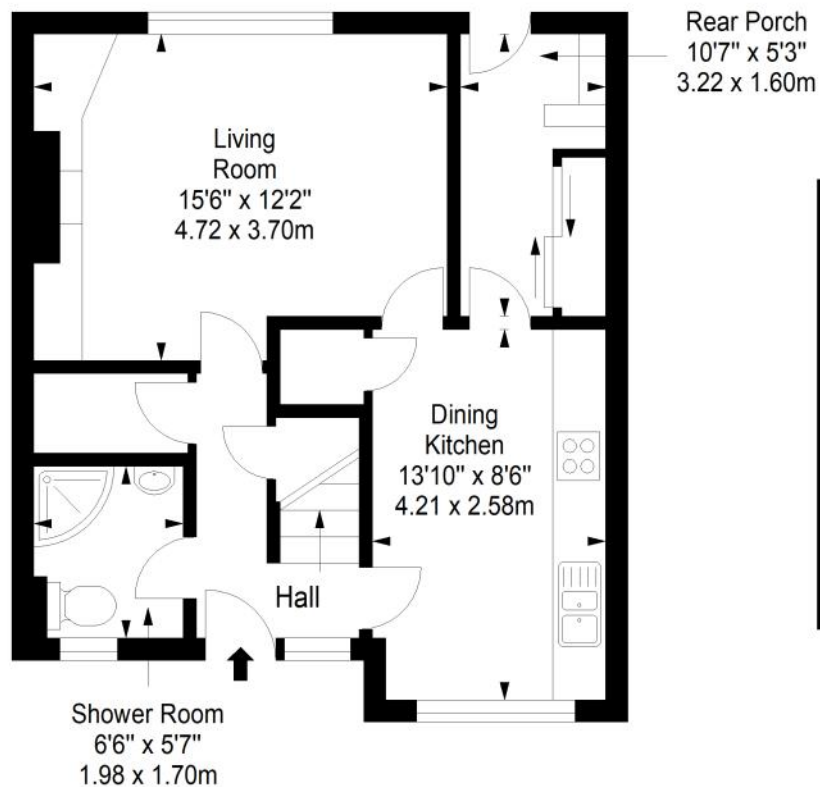
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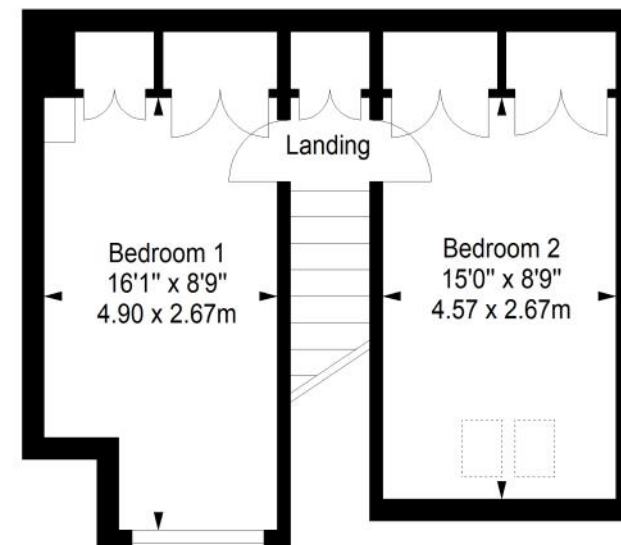
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 46.3 sq. metres (498.4 sq. feet)



First Floor
Approx. 32.5 sq. metres (349.8 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)