

# 3 LONGNEWTON COTTAGES

Longnewton, Gifford, EH41 4JW



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**PROPERTY NAME**

3 Longnewton Cottages

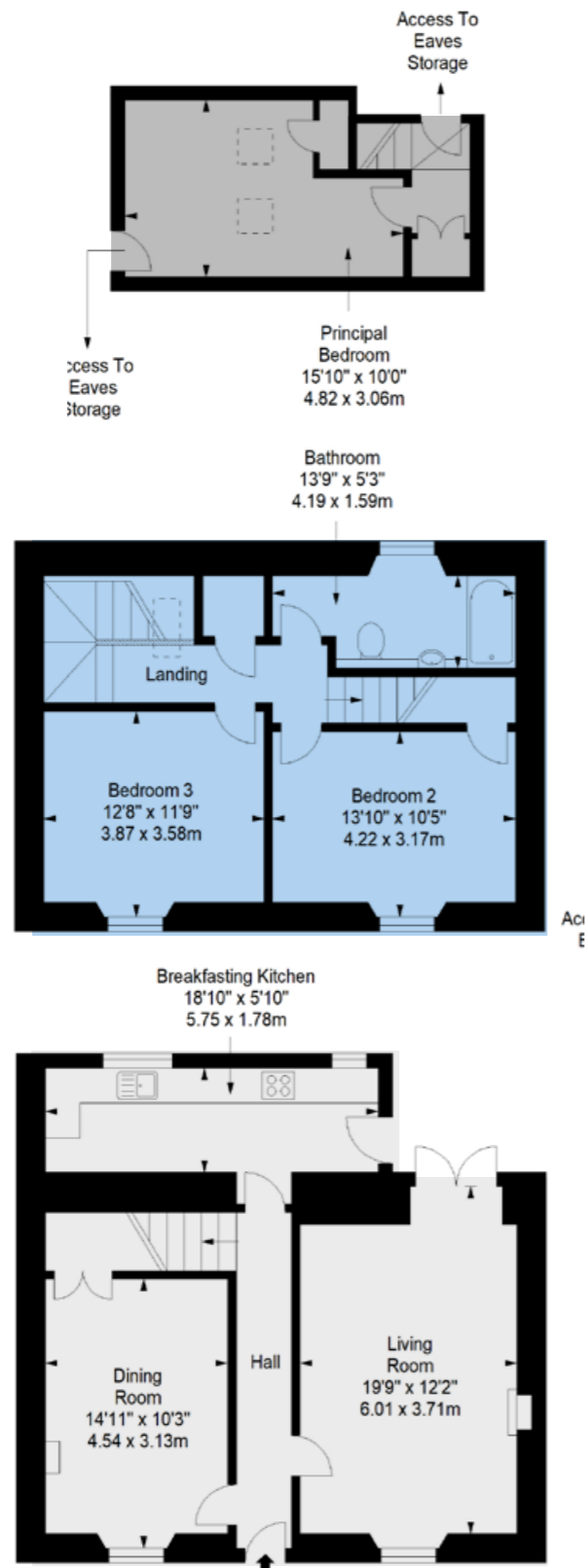
**LOCATION**

Haddington, EH41 4JW

**APPROXIMATE TOTAL AREA:**

125.4 sq. metres (1349.8 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● SECOND-FLOOR



The floorplan is for illustrative purposes. All sizes are approximate.

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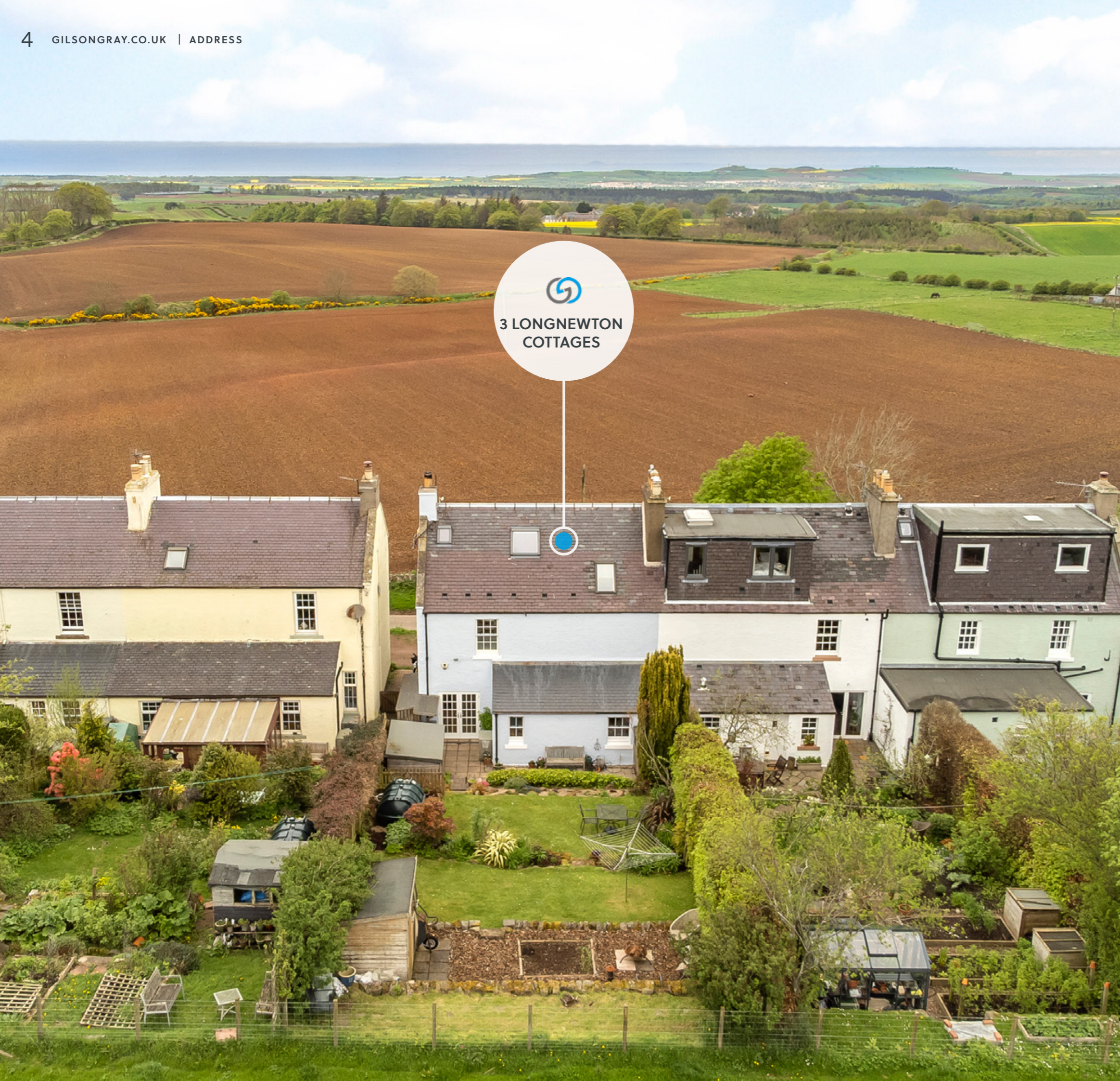
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# A PERIOD end-terrace house

Offering a sought-after rural lifestyle, this period end-terrace house is a spacious and versatile three/four-bedroom family home, which has a truly spectacular location as part of a small hamlet, surrounded by beautiful open countryside in the heart of East Lothian.

## GENERAL FEATURES

Period end-terrace house with modern interiors  
Spectacular rural location near Gifford village  
Uninterrupted countryside views to the sea  
Stylish interior design and quality finishings  
EPC Rating - E | Council Tax band - E

## ACCOMMODATION FEATURES

Welcoming entrance hall  
Spacious living room with a multi-fuel stove  
Versatile dining room with open fireplace  
Generously appointed breakfasting kitchen  
Bright stairway and upper hall with rooflight  
Three spacious and airy double bedrooms  
Modern bathroom with overhead shower  
Excellent built-in storage and eaves storage  
Oil central heating system

## EXTERIOR FEATURES

Landscaped and tiered, south-facing garden  
Off-street parking via communal driveway

Arranged over three floors, this period end-terrace house offers a charming combination of traditional architecture and stylish modern interiors, providing versatile configurations for 3/4 double bedrooms and 2/1 reception rooms. The home features a quality kitchen and bathroom, and it boasts a south-facing rear garden, as well as uninterrupted countryside views stretching all the way to the sea. Part of a small hamlet near the village of Gifford, it has a breathtaking rural location too, bounded by open countryside and rolling hills. It offers a true sense of peace and seclusion, yet it is also within easy reach of Gifford village and the town of Haddington, where you can enjoy excellent shopping facilities and well-regarded schools. East Lothian's stunning coastline can be reached in a 30 minutes' drive and Edinburgh city centre is just roughly 45 minutes by car as well.





# A COUNTRY HOME WITH A DIFFERENCE

Set amongst a scenic rural backdrop, the property captivates from the outset, especially with its colourful frontage and symmetrical architecture. Stepping inside, a hall continues the appeal, enjoying four-panel wooden doors to the main accommodation, as well as white décor and an oak wood floor (which is maintained in the two reception rooms).



# TWO RECEPTION ROOMS

with cosy fireplaces



The heart of the home is the living room. This bright and spacious reception area is characterised by a blank canvas of décor, highlighted by an olive-toned feature wall – effective styling which enhances a relaxed atmosphere. There is plenty of room for comfy lounge furniture and a table and chairs; plus, dual-aspect glazing provides inspiring country views to the front and French doors to the south-facing rear, which open out into the garden – perfect for families. Completing the space is a multi-fuel stove framed by an ornate mantelpiece.





On the opposite side of the hall from the living area, there is a second reception room, pairing a neutral backdrop with slate-grey accent walls. Currently organised as a home office, this space offers fantastic versatility, and it can be used as a formal dining room or even a fourth bedroom (if required). It comes with built-in storage and a period open fireplace with a handsome surround.







# A BREAKFASTING KITCHEN

with garden views

The kitchen has a popular design, incorporating a generous range of base and wall-mounted cabinets, alongside ample worksurfaces which seamlessly blend with the matching splashback panels. It has a bright, south-facing aspect and lovely rear garden views as well. Furthermore, it comes with a foldable fitted breakfast bar for quick meals and a selection of integrated and freestanding appliances.





# SPACIOUS BEDROOMS



## with uninterrupted country views

Offering spacious proportions and modern styling, the three double bedrooms all adhere to the high standards of the property. The principal bedroom is on the second floor, enjoying built-in storage and dual-aspect Velux windows for an airy ambience. Additional built-in storage and access to eaves storage is also adjacent to this space. The second bedroom (with built-in storage) and the third bedroom are both on the first floor, off a naturally-lit landing that allows extra light to flow throughout the home. Ensuring maximum comfort and a peaceful night's sleep, all three rooms are laid with fitted carpets too. Plus, they provide wonderful elevated views over the East Lothian countryside, stretching to the distant sea.







# A BEAUTIFUL FAMILY BATHROOM

Modern bathroom  
with overhead  
shower

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The bathroom is set on the first floor, decorated in crisp white and with premium tile work. It is equipped with a modern three-piece suite, comprised of a hidden-cistern toilet, a washbasin set into counterspace, a large fitted mirror, a towel radiator, and a curved bathtub with an overhead shower.

# A TIERED GARDEN with a suntrap aspect



The fully-enclosed rear garden provides a magical setting for the entire family. It is carefully landscaped and tiered, creating unique garden sections that end with a wonderful panoramic view over the countryside. It includes a neat patio area for summer dining, well-maintained lawns, and mature planting. Furthermore, it boasts excellent privacy and a south-facing aspect, capturing sun throughout the entire day. Off-street parking for two cars is provided in front of the house via a communal driveway shared by the few neighbours. There is also a communal parking area at the end of the row as well.

Extras: all fitted floor and window coverings, light fittings, integrated ceramic hob and double oven, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# UNINTERRUPTED COUNTRYSIDE VIEWS TO THE SEA



**3 Longnewton Cottages** is part of a small hamlet in an idyllic and quiet location set amongst the countryside in the heart of East Lothian.



  
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# LONGNEWTON, GIFFORD



3 Longnewton Cottages is part of a small hamlet in an idyllic and quiet location set amongst the countryside in the heart of East Lothian. It is bounded by the Lammermuir Hills within easy reach of East Lothian's breathtaking coastline, just 3.3 miles southwest of Gifford – a picture postcard village with a range of amenities. This village offers hotels, local shops, a garage, a coffee house, and a primary school. Children are also transported to the local primary and high school from outside the property. For further shopping facilities, the market town of Haddington is approximately 7 miles away to the north, providing a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Here, there is a great selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookstores. East Lothian's renowned library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. Closer to the property, there is also the nearby Castle Park Golf Course and Gifford Golf Course, as well as fantastic walking and cycling opportunities in the surrounding countryside, the Lammermuir Hills, and at the 55 acres of Gifford Community Woodland. For more leisurely pursuits, Haddington's banks of the River Tyne provide tranquil strolls and excellent bike ride opportunities. The property also offers an easy commute into Edinburgh: just 40 minutes by car or 20 minutes to the nearest train station and a short 10 minute train ride into Waverley station. Quite simply, the stunning location of 3 Longnewton Cottages must be experienced to be fully appreciated.





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