



30 PARK ROAD

Gifford, East Lothian, EH41 4QS



2

Public Room



6

Bedrooms



2

Bathroom



30 PARK ROAD

Situated in the picturesque conservation village of Gifford, this substantial semi-detached house offers generous family accommodation arranged over three levels, complemented by a private garden, an integral garage, and a private driveway. The property enjoys a peaceful setting within this sought-after East Lothian village, renowned for its charming square, local amenities, and scenic countryside surroundings.

A welcoming entrance hall leads to a spacious living room centred around a wood-burning stove, creating a warm and inviting focal point for everyday living and entertaining. To the rear, an impressive dining kitchen spans the width of the home, fitted with contemporary cabinets and ample worktop space, with French doors opening directly to the garden. A utility room and WC add practical convenience to the ground floor.

Upstairs, the first floor hosts four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, alongside a family bathroom and a versatile study or sixth bedroom. The top floor provides two further bedrooms, ideal for growing families, guest accommodation, or flexible home-working space.

Outside, the enclosed rear garden offers a secure and private setting for outdoor relaxation, while the driveway and garage provide excellent parking and storage. The property represents a superb opportunity to enjoy spacious living in one of East Lothian's most desirable village locations.



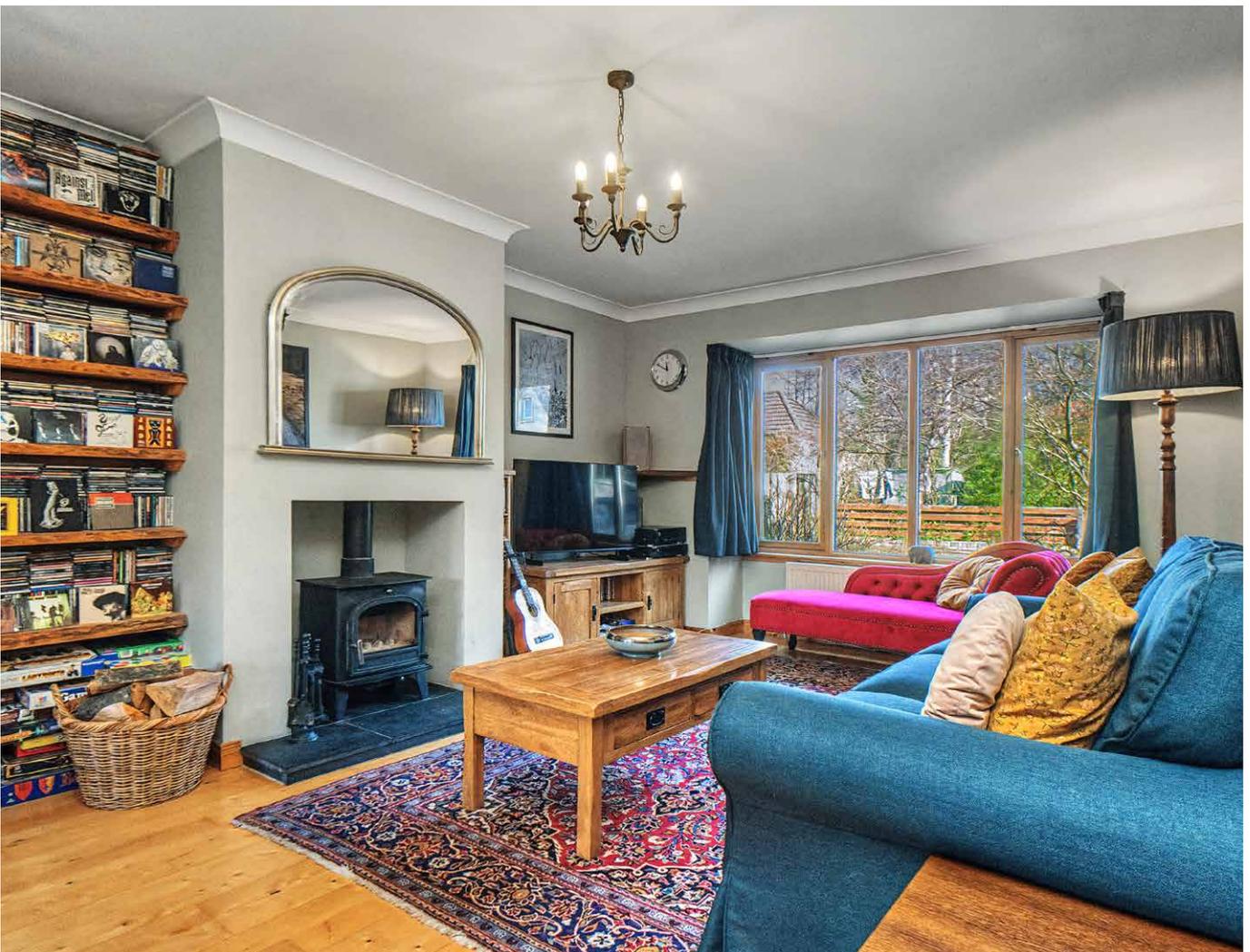
D
EPC
RATING

F
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

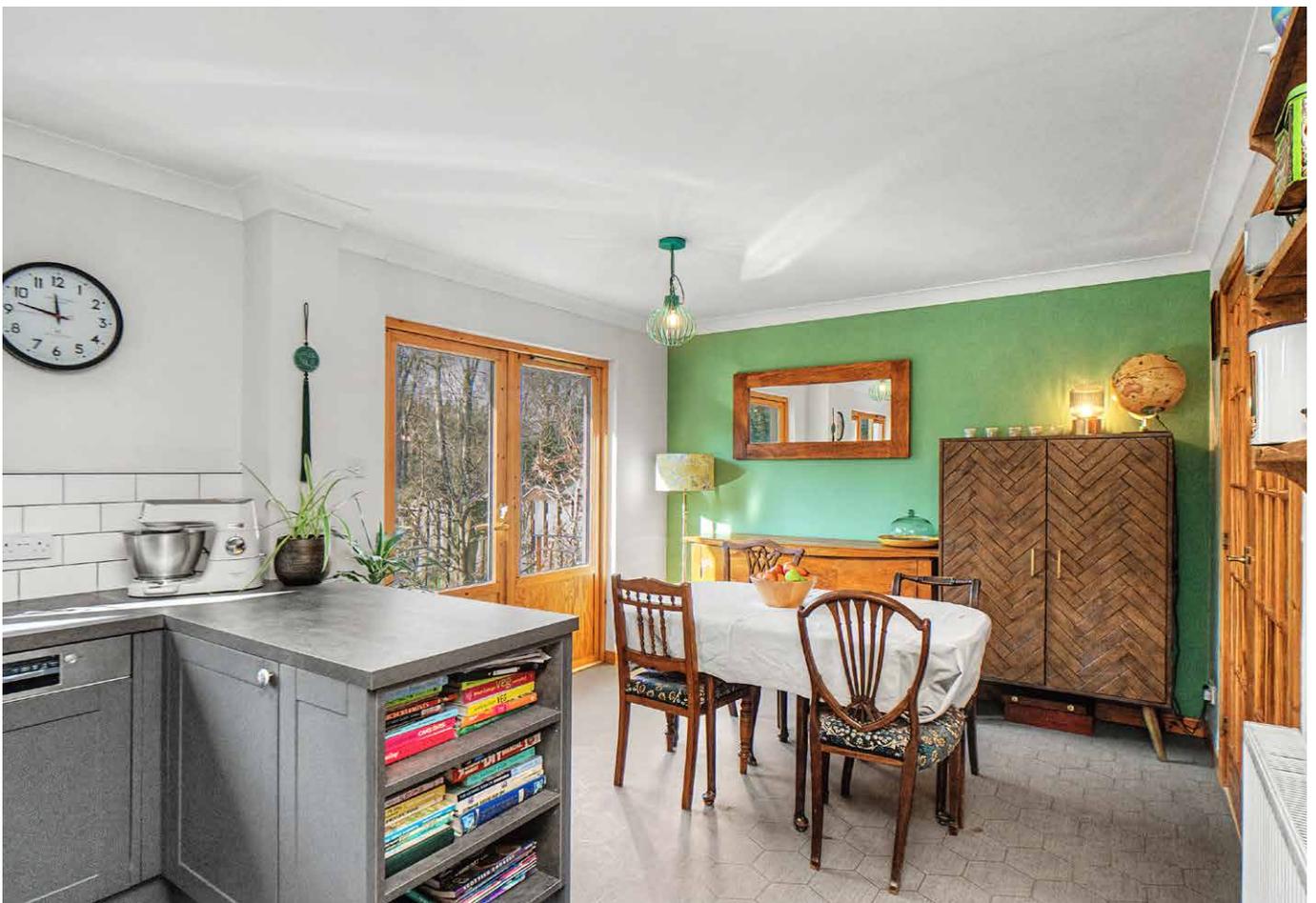
- Six-bedroom semi-detached house in picturesque Gifford
- Entrance hallway with storage
- Spacious living room with wood burner
- Generous dining kitchen with garden access
- Utility room and guest WC
- Principal double bedroom with en-suite shower room
- Five further bedrooms
- Bathroom with shower-over-bath
- Enclosed rear garden
- Integral single garage and front driveway
- Gas central heating and full double glazing

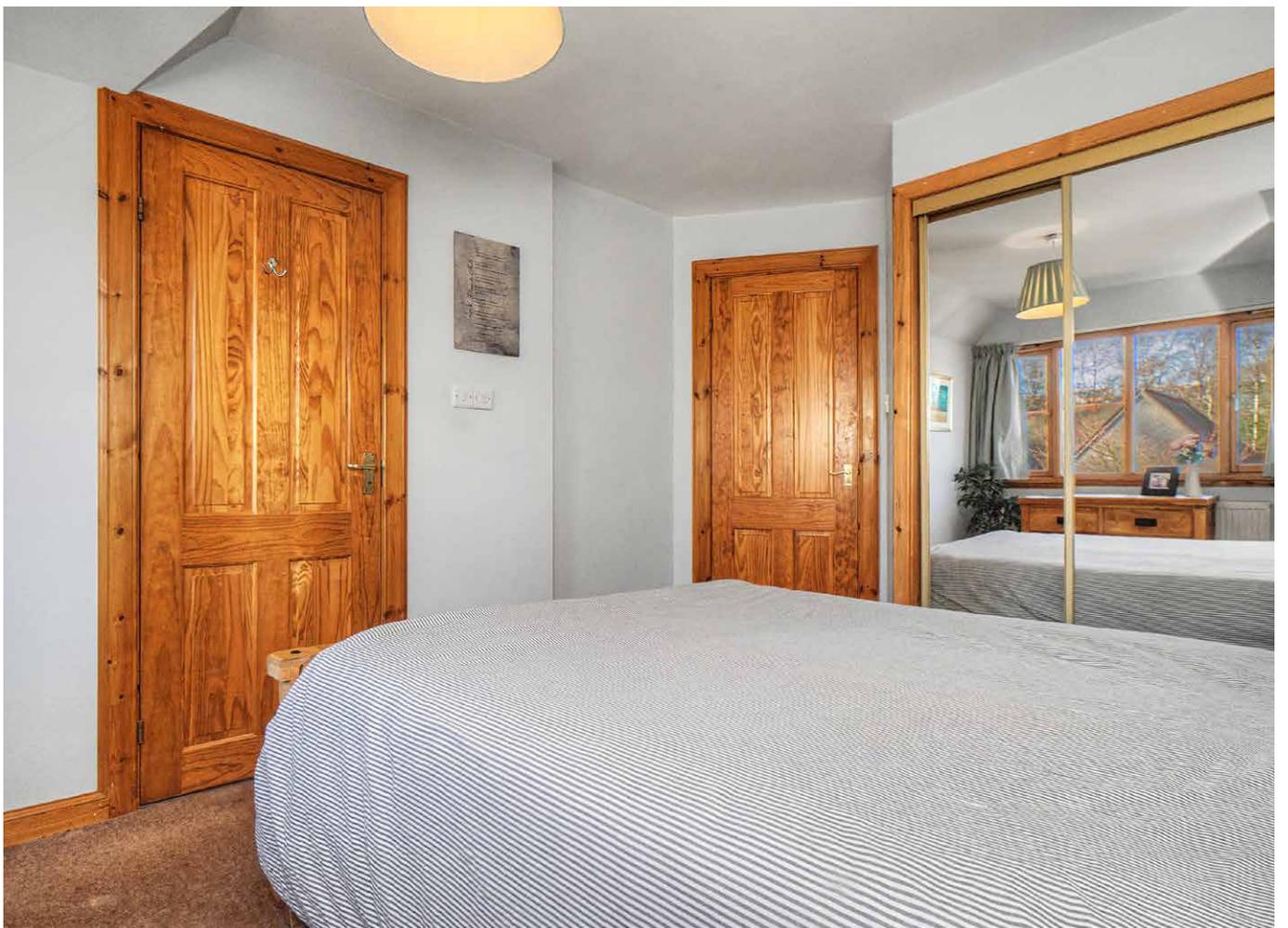






Extras:
White goods are included in the sale















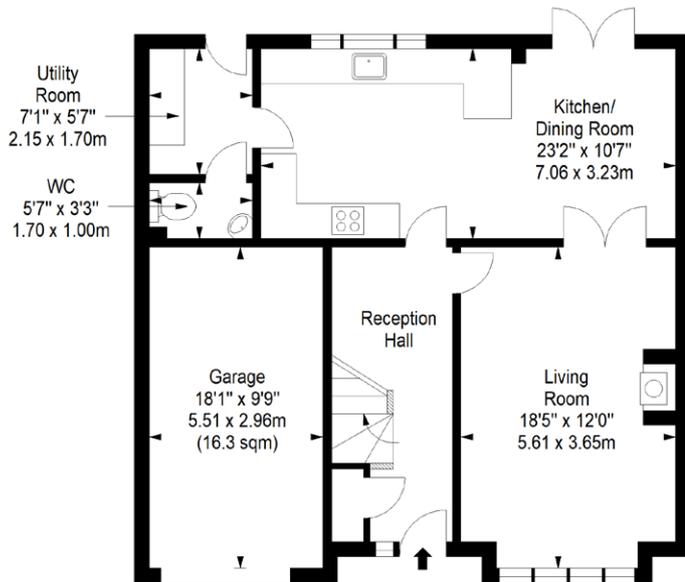
GIFFORD

Gifford is an unspoilt and picturesque village set in the heart of East Lothian, bounded by the Lammermuir Hills and the county's rugged and breath-taking coastline. This charming conservation village is known for its attractive stone cottages, welcoming community spirit, and peaceful rural setting, making it one of East Lothian's most desirable village locations. Local amenities include two hotels, a coffee house, village shops, a garage, a well-regarded primary school, and a busy village hall hosting a variety of community events and activities throughout the year. Further amenities and secondary schooling can be found in the historic market town of Haddington, approximately five miles away, where residents will also find large supermarkets, independent retailers, leisure facilities, and the East Lothian Community Hospital. For outdoor enthusiasts, the surrounding countryside offers exceptional opportunities for recreation, including the Castle Park Golf Club and Gifford Golf Course, as well as a bowling club, cricket team, and a range of clubs devoted to theatre, books, gardening, and the arts. The true joy of Gifford lies in its rural tranquillity, with delightful country walks available along the nearby Gifford Water and through the community woodland towards the atmospheric ruin of Yester Castle, reputedly once the home of a medieval sorcerer. Commuting to Edinburgh takes around 40 minutes and is 20 miles from the property.

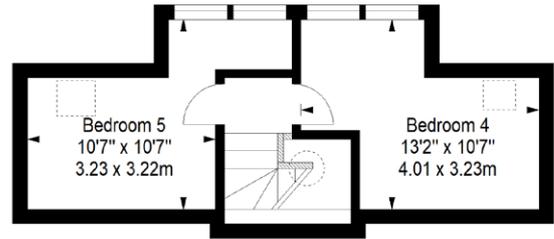
FLOORPLAN



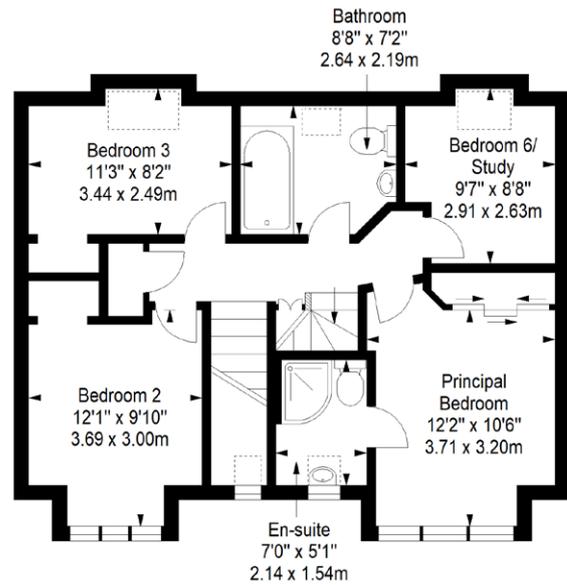
Ground Floor
Approx. 62.7 sq. metres (674.9 sq. feet)



Second Floor
Approx. 24.5 sq. metres (263.7 sq. feet)



First Floor
Approx. 61.7 sq. metres (664.2 sq. feet)



Total area: approx. 148.9 sq. metres (1602.8 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.