



11 TWEEDDALE CRESCENT

GIFFORD, EAST LoTHIAN

EH41 4QZ



3 BED



1 BATH

Sunny and spacious three-bedroom two-public room detached bungalow with enchanting gardens, a driveway and a carport, set in the picturesque and popular village of Gifford and lying within easy reach of local amenities and commuter links to the capital.



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THE PROPERTY

- Located in a charming conservation village, this well-proportioned and southerly-facing three-bedroom detached bungalow with large gardens and private parking offers superb potential to create an outstanding family home just a stone's throw from the High Street and the highly-regarded Yester Primary School.
- Nestled behind a sunny garden and approached via a pathway and a set of stone steps, the front door opens to reveal a bright hall with two practical storage cupboards.
- Positioned at the front of the property and enjoying a delightful leafy outlook, the vast living room is bathed in sunshine throughout the day from its dual-aspect southerly-facing windows.
- Next door, the well-proportioned family/dining room, complete with glazed doors and a charming Juliette balcony, provides an ideal additional reception room.
- A door directly connects the family/dining room to the dining kitchen, which features a lovely rear garden outlook. Though in need of modernisation, there is excellent scope for various kitchen layouts, and the room benefits from a deep storage cupboard.
- Adjacent, a handy utility room provides an ideal laundry space, extra storage and access to the back garden.
- The family home accommodates three double bedrooms, all with tremendous fitted storage and two boasting wonderful natural light from southerly-facing windows.
- A good-sized bathroom, decorated in fresh white, comprises a shower-over-bath with screen, a pedestal basin, a back-to-wall WC and a chrome ladder towel rail.
- Externally, the bungalow enjoys substantial, well-tended and fully-enclosed gardens, featuring large lawns bordered by mature plants and shrubs. The front garden offers southerly sunshine whilst the back garden benefits from a handy shed.
- A driveway and a car port provide private parking for several vehicles.
- Electric heating and double glazing ensure a warm and economically-run home.
- Extras: All fitted floor coverings, window coverings and light fixtures to be included.
- EPC: E

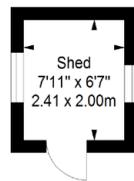


All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

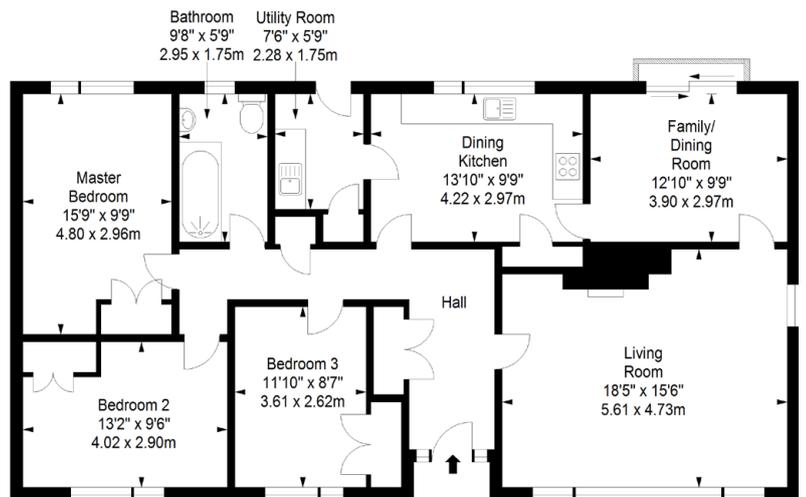
LOCATION

Gifford is an unspoilt and picturesque village is set in the heart of East Lothian, bounded by the Lammermuir Hills and East Lothian's rugged and breath-taking coastline. It offers two hotels, local shops, a garage, coffee house, primary school (one of the best in the country) and village hall. 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, cricket team and theatre, book, gardening and arts clubs. Commuting to Edinburgh takes around 40 minutes and is 20 miles from the property.

Shed
Approx. 4.8 sq. metres (51.7 sq. feet)



Ground Floor
Approx. 117.4 sq. metres (1263.7 sq. feet)



Total area: approx. 122.2 sq. metres (1315.4 sq. feet)

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.