




McEwan Fraser Legal

Solicitors & Estate Agents

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2 Quondrom Cottages

LEEHOUSES, GIFFORD, EH41 4JZ

2 Quondrom Cottages

LEEHOUSES, EAST LOTHIAN



McEwan Fraser is delighted to bring to the market this sought- after steading conversion. Along with the next-door cottage, the property has been fully renovated. It offers the best of both worlds - the character of the old in its charming traditional exterior, with all the convenience of a new build property with modern living inside.

A generous hallway offers access to the large kitchen and dining area, spacious lounge, a bathroom, and also to the stairs. The space in the open plan kitchen and dining room is significant, providing ample room for both cooking and for family meals or entertaining.



The popular village of Gifford, where there are shops, pubs, a cafe, school and a range of community activities, is only three miles away. Cafes, takeaway food and artisan produce are available in the nearby villages of Humbie and East Saltoun, and the attractive town of Haddington, which offers a more comprehensive range of services, is seven miles away. Edinburgh is an easy drive of only 20 miles.

The cottage occupies an outstanding rural location on the edge of the Lammermuir Hills, which can be seen out of the front windows. 2 Quondrom Cottages is expected to be in high demand and early viewing is recommended.





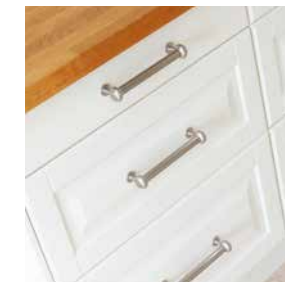
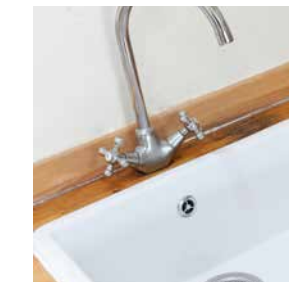
The kitchen has been fitted with good quality traditional units with an electric halogen hob and a separate double oven with grill and an integrated fridge freezer and dishwasher. The kitchen and lounge both benefit from having dual aspect windows, making for a bright home and enhancing the feeling of space. The lounge comes with a Norwegian wood burning stove and offers various possibilities for furniture configurations. To complete the rooms on the ground level, there is a three-piece shower room and WC, which is equipped with modern fixtures and fittings.

The stairs lead from the hallway to a landing which gives access to both the generously proportioned double bedrooms. The master bedroom has a four-piece en suite bathroom which contains a spacious double power shower and a large bath. The bathroom



is partially tiled and has a chrome heated towel rail. There is access from the bedroom to a large storage cupboard. Both bedrooms have large Velux windows offering magnificent views over the surrounding countryside. The upper floor also contains a third bathroom containing a WC and handbasin, as well as a walk-in airing cupboard and a second cupboard that can be used as a wardrobe.

The house benefits from central heating and double glazing. The property comes with a private parking area with room for two cars. It has a good-sized private garden to the rear which has been very well looked after, and a smaller garden to the front.





The Details

Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

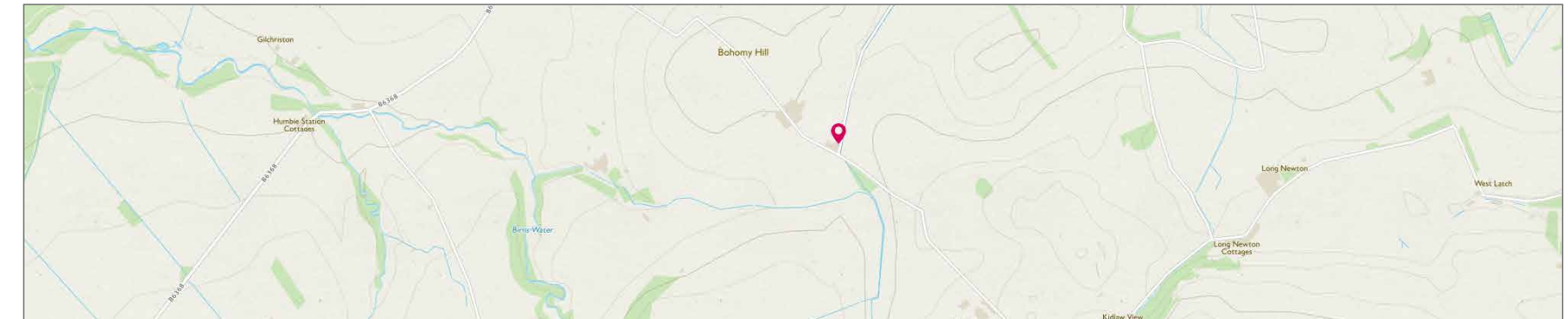
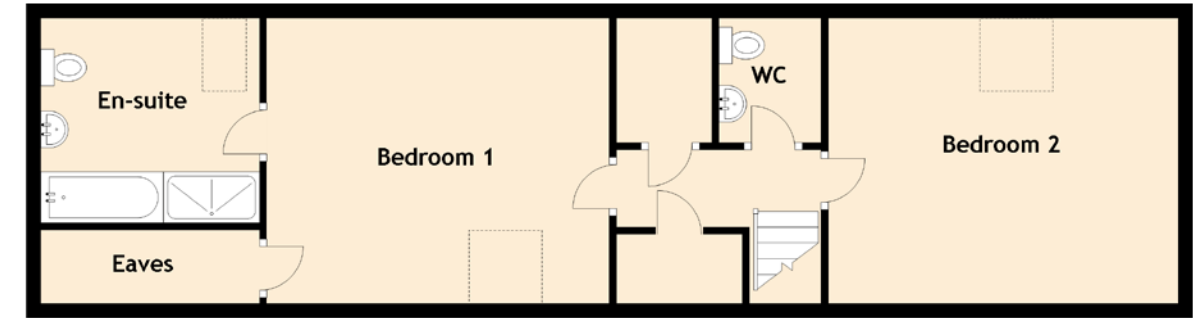
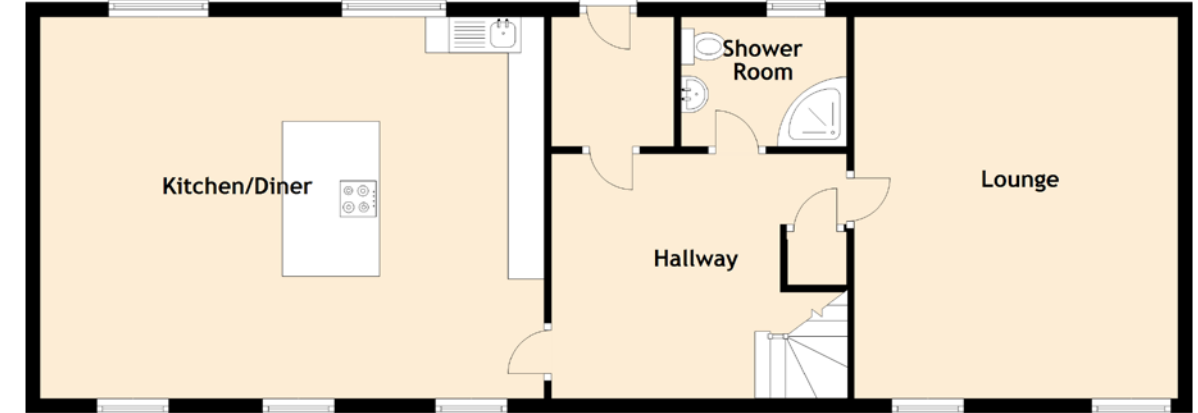
Kitchen/Diner	7.00m (23') x 5.30m (17'5")
Lounge	5.00m (16'5") x 4.50m (14'9")
Shower Room	2.30m (7'7") x 1.80m (5'11")

FIRST FLOOR

Bedroom 1	4.70m (15'5") x 3.90m (12'10")
En-suite	3.00m (9'10") x 2.80m (9'2")
Bedroom 2	4.80m (15'9") x 3.90m (12'10")
WC	1.70m (5'7") x 1.40m (4'7")

Gross internal floor area (m²): 134m²

EPC Rating: C





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