

The Pirn

DUNS ROAD, GIFFORD, HADDINGTON, EH41 4QW



*Spacious Three Bed Cottage In East Lothian's
Popular Farming Village of Gifford*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom cottage in the picturesque village of Gifford, situated East of Edinburgh in the highly sought-after East Lothian.

THE LIVING ROOM



Inside, the property comprises a spacious living area with a working fireplace and also accommodates various furniture arrangements as well as a more formal dining area.



THE KITCHEN



The fully equipped breakfasting kitchen is well maintained and fitted with a Range cooker, induction hob and freestanding white goods. The kitchen is the heart of a home and this would certainly serve well as that. Accessed from the hallway adjacent to the kitchen there is a fully functioning WC/utility room. Fitted with washing machine and dryer which really is a must-have in this modern day.

There is also a beautifully constructed sun room to the rear of the property providing a welcomed additional public room in the home. This room gets a lot of sunlight and provides direct access to the substantial private rear garden.





THE SUN ROOM





The property has three very generous double bedrooms which range in size but all accommodate a double bed. There are two bathrooms on the upper floor. One traditional three-piece bathroom with a roll-top bath with a traditional finish and one modern three-piece shower room.

THE SHOWER ROOM



THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



In addition to the storage in the attic and other storage options throughout the property the house further benefits from a large double garage to the rear of the property with water, electricity and an electric garage door. It is an excellent space for both further development (with the correct consent) or just to act as additional storage and keep the car dry.

The substantial rear garden is larger than most typical gardens found in the village and has plenty of space for development, subject to planning permission.

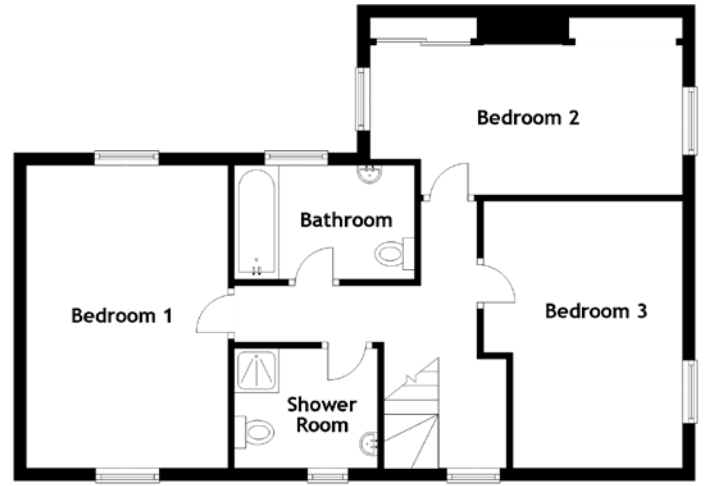
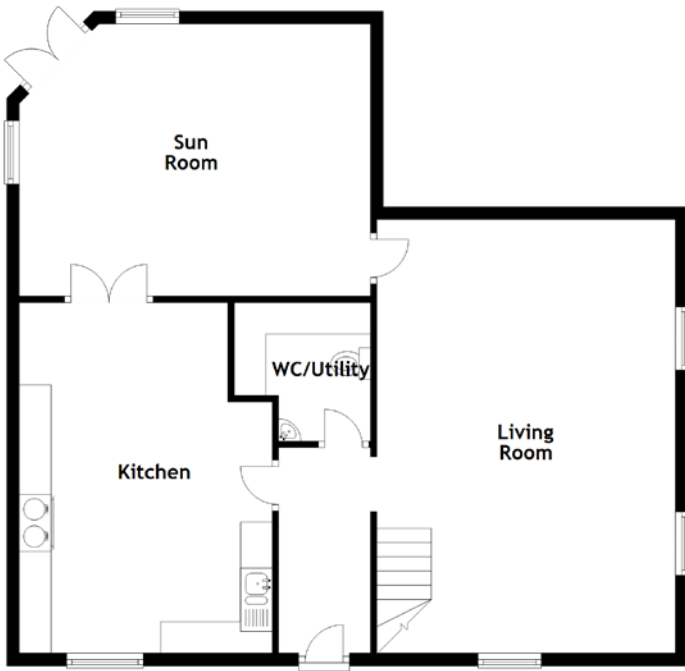
There is free on-street parking as well as parking to the rear and side of the property. It is expected that the property will be of particular interest, as such to avoid disappointment early viewing is recommended.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

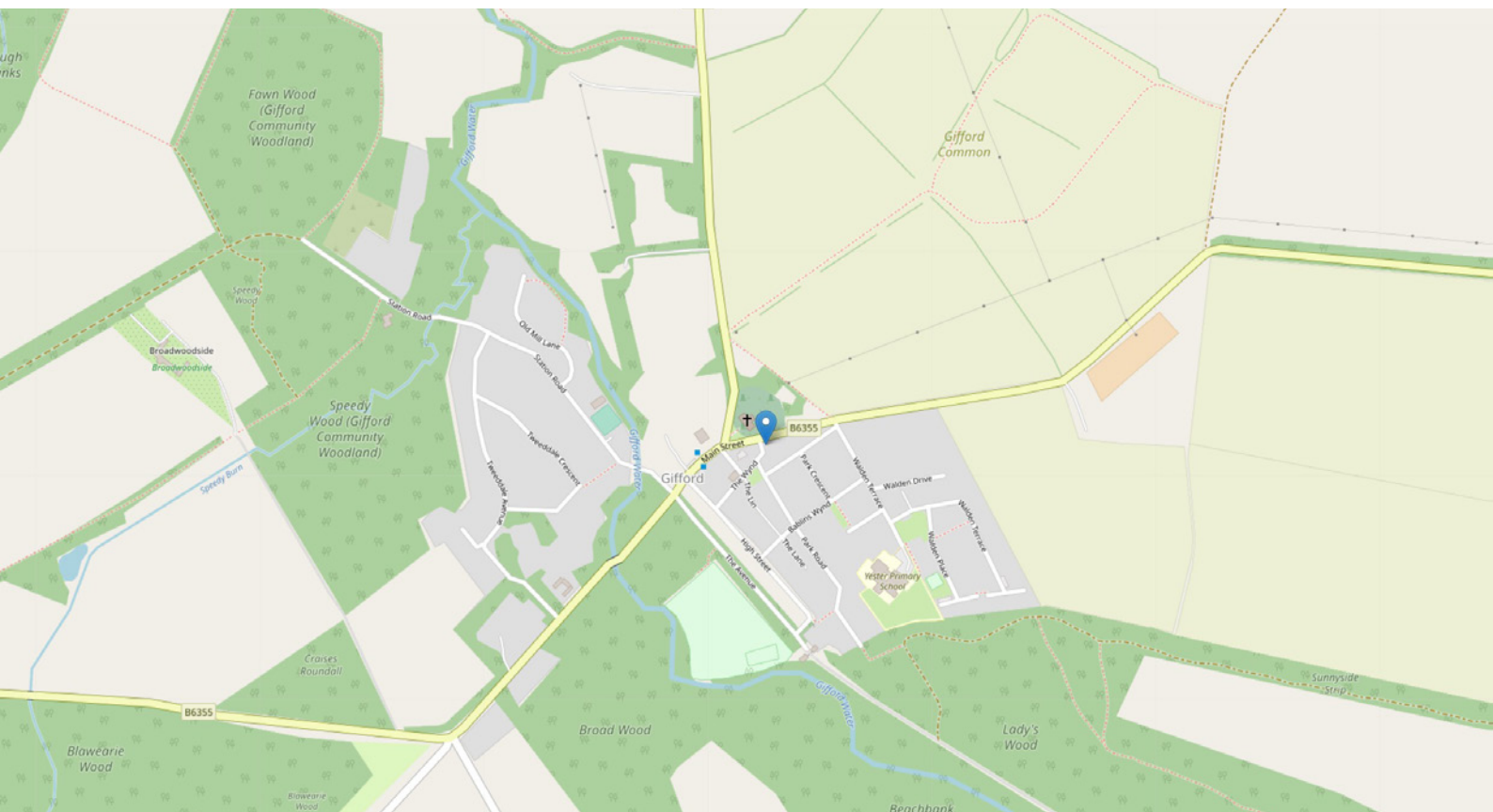


Approximate Dimensions (Taken from the widest point)

| | |
|-------------|--------------------------------|
| Living Room | 6.85m (22'6") x 4.71m (15'5") |
| Kitchen | 5.75m (18'10") x 3.99m (13'1") |
| Sun Room | 4.91m (16'1") x 4.30m (14'1") |
| WC/Utility | 2.19m (7'2") x 2.15m (7'1") |
| Bedroom 1 | 4.78m (15'8") x 3.40m (11'2") |

| | |
|-------------|--------------------------------|
| Bedroom 2 | 4.93m (16'2") x 2.37m (7'9") |
| Bedroom 3 | 4.21m (13'10") x 3.14m (10'4") |
| Shower Room | 2.26m (7'5") x 1.89m (6'2") |
| Bathroom | 3.00m (9'10") x 1.80m (5'11") |

Gross internal floor area (m²): 153m²
EPC Rating: F



THE LOCATION

Gifford is an unspoiled and picturesque village set in the heart of East Lothian, bound by the Lammermuir Hills and East Lothian's rugged and breath-taking coastline. It offers two hotels (both with restaurants), a NISA local, a Post Office, garage, coffee shops, a primary school (Yester Primary which also offers a nursery class), and a village hall which hosts a number of classes and groups including an art group, a film club, and a bridge club.





Further amenities such as high-street retailers, supermarkets, cafes, restaurants, pubs and other daily essentials, private schooling, and secondary education can be found in the historic market town of Haddington, under five miles away. For the outdoor enthusiast there is the Castle Park Golf Club and Gifford Golf Course, a bowling club, cricket team, a horticultural society, and a community woodland. Commuting to Edinburgh takes around 40 minutes by car and is just 20 miles from the village, with the nearest train station under a 20-minute drive away in Drem, whilst Gifford also benefits from a local bus service.



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