



*Unique Stable conversion with large workshop in the centre of Gifford*



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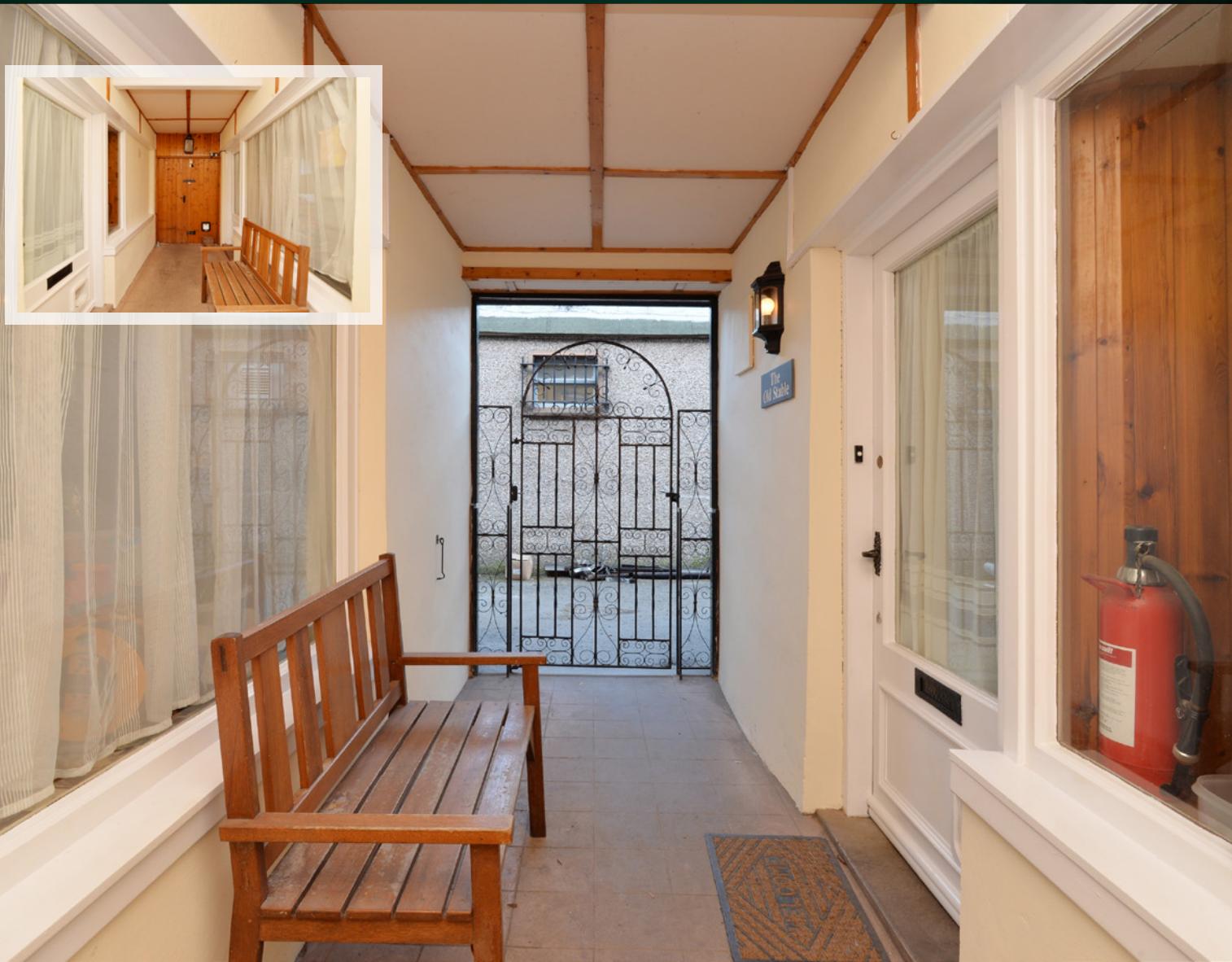
McEwan Fraser is delighted to present this quirky four-bedroom stable conversion in the heart of Gifford.

Located on Lillies Lane just off The Wynd in central Gifford, this impressively proportioned property was originally built in the 1800s as the coach house, stables and grooms accommodation for the Tweedale Arms Hotel, a renowned coaching inn at the time. In subsequent years, it housed a local artist, a pottery and a tea room before being finally converted to residential use by the current owners family in the late 1960s.

Today, the property enjoys four double bedrooms, a huge living room, kitchen, bathroom, washroom, private garden and also boasts a 40m<sup>2</sup> workshop which is perfect for the hobbyist or someone needing space to run a home business. The property also enjoys a private, south-west facing, rear garden backing onto the garden of the Tweedale Arms Hotel (pizza has been served over the wall from time to time) and has recently had a new, energy-efficient, biomass boiler installed.

The property is entered through a vennel from Lillies Lane. This gives access to the main property from the door on the left, a washroom/utility area on the right and access through to the workshop and garden at the rear.

## THE VENNEL



# THE LOUNGE



Entering the main body of the property, you find a welcoming hallway that gives access to the main lounge, the kitchen and a ground floor WC. The main reception room is huge with over 37m<sup>2</sup> of floor space. Proportions like this give a purchaser tremendous flexibility to create their ideal entertaining space.



# THE KITCHEN



The breakfasting kitchen overlooks the rear of the property and comes with a good range of base and wall mounted units arranged around free standing appliances. There is space to one end for a breakfast table.





## THE WC & HALL



Climbing the stairs, there are four bedrooms and a family bathroom. The principle bedroom has been long used as a second sitting room by current owners. It enjoys ample proportions and would make a fantastic master bedroom with plenty of floor space for a full range of bedroom furniture.

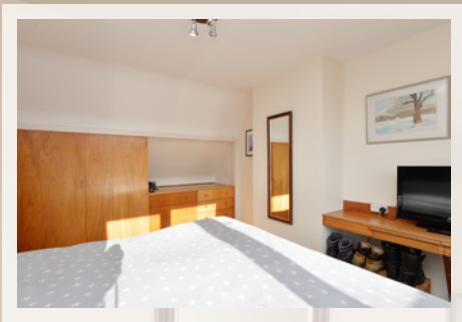
## BEDROOM 1



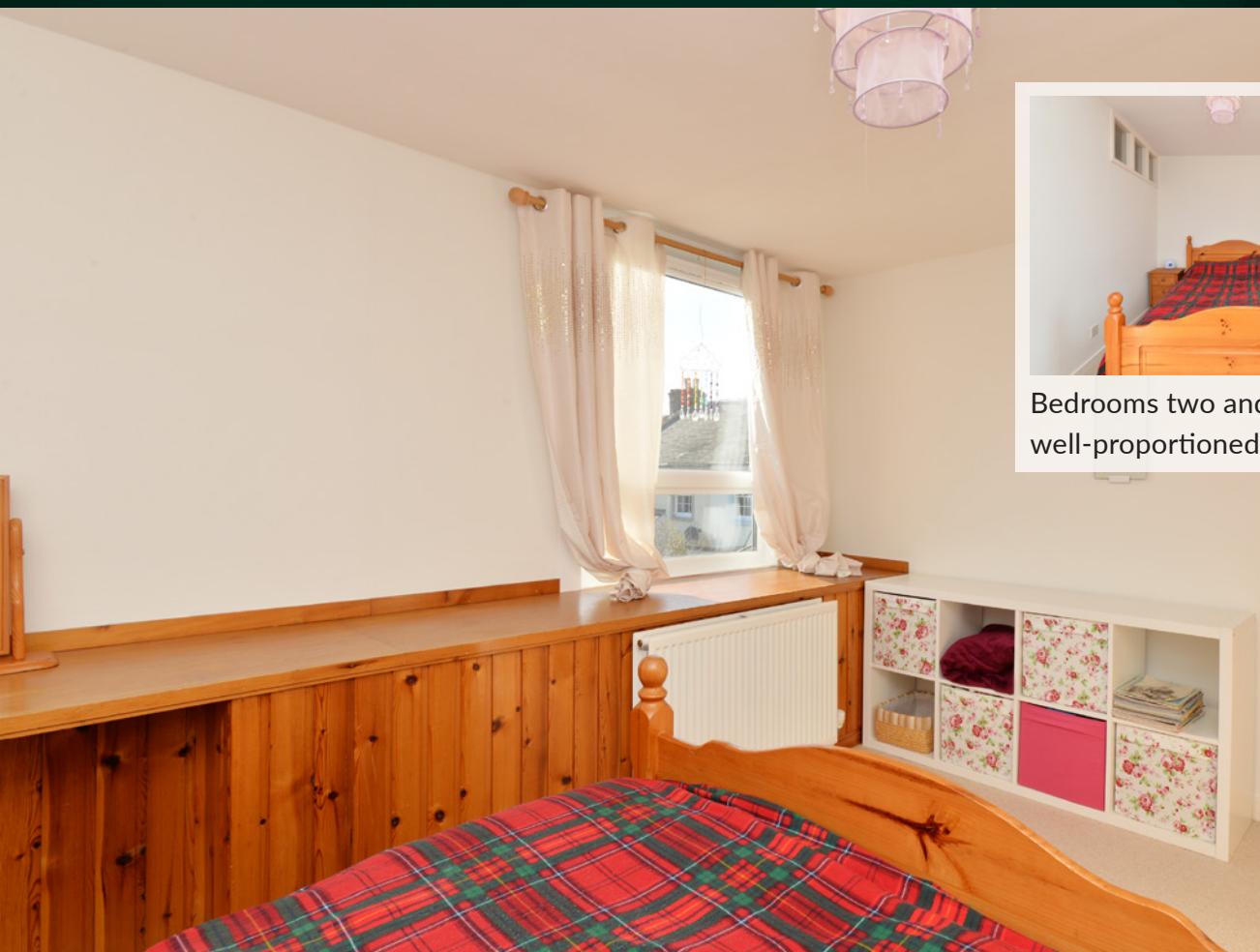
The bathroom separates this bedroom from the three remaining bedrooms giving an additional degree of privacy. The bathroom itself bright and well finished with a three-piece white suite and separate shower cubicle.

# THE BATHROOM





## BEDROOM 2 & 3



Bedrooms two and three are well-proportioned doubles.

# BEDROOM 4



Bedroom 4 is a generous single which would be ideal as a home office if needed.



To the rear, a south-west facing patio garden runs the full width of the property and is a real sun trap on a summers afternoon. The area includes the biomass boiler, an external storehouse and a huge workshop.

This property is unique and a bit different with tremendous potential. It must be viewed to be fully appreciated.

## THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

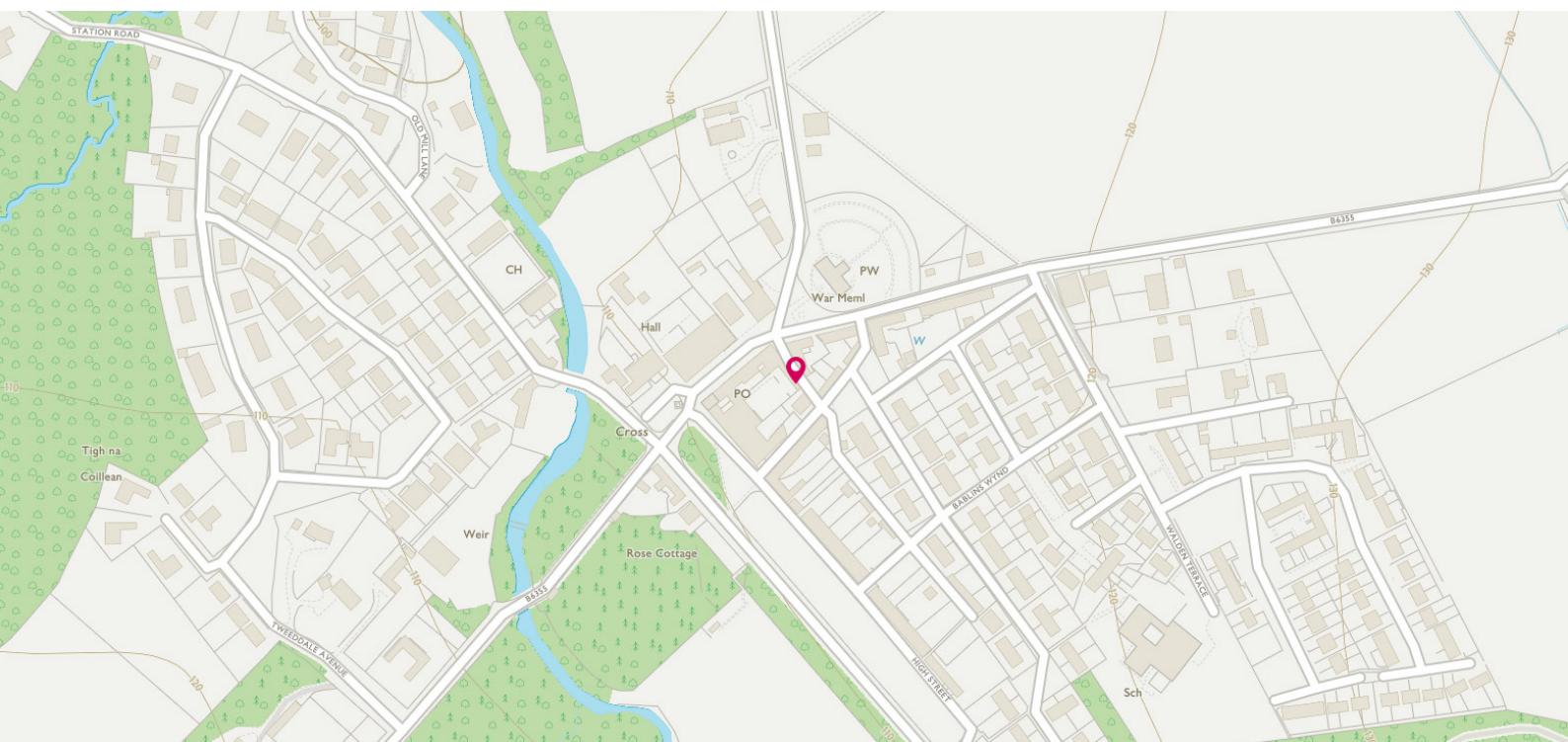


Approximate Dimensions  
(Taken from the widest point)

Lounge	8.59m (28'2") x 4.35m (14'3")
Kitchen	4.25m (13'11") x 1.99m (6'6")
WC	1.69m (5'6") x 0.89m (2'11")
Bedroom 1	4.98m (16'4") x 4.03m (13'3")
Bedroom 2	4.90m (16'1") x 3.10m (10'2")
Bedroom 3	4.08m (13'5") x 3.04m (10')

Bedroom 4	2.98m (9'9") x 2.81m (9'3")
Bathroom	2.82m (9'3") x 2.68m (8'10")
Wash House	2.98m (9'9") x 2.65m (8'8")
Store 1	2.65m (8'8") x 1.34m (4'5")
Store 2	2.67m (8'9") x 2.35m (7'9")
Workshop	7.66m (25'2") x 5.61m (18'5")

Gross internal floor area (m<sup>2</sup>): 178m<sup>2</sup>  
EPC Rating: G



# THE LOCATION

Gifford is one of the most sought after villages in East Lothian, nestled between the Lammermuir Hills and Haddington.



It provides excellent local services with a Co-operative store, a newsagent/post office, two hotels/pubs, a tea room, garage, church, a lovely park with a play area, hairdresser and the highly regarded Yester Primary School, which in 2016 was listed in Tatler's good schools' guide as one of the top primary schools in the UK. The Compass private primary school and Knox Academy secondary school are located 5 miles away in the town of Haddington, while Loretto School (prep and senior), Musselburgh and Belhaven Hill School (prep), Dunbar are also located nearby.

Gifford has a thriving local community with a number of active clubs and groups including a cricket club, bridge club, mini rugby, horticultural society, art and theatre groups.

The historic market town of Haddington provides more extensive amenities including a Tesco supermarket, leisure centre and an extensive range of shops and restaurants.

The area provides an excellent quality of life and a variety of recreational activities. The Lammermuir Hills have wonderful walking and cycling, whilst sailing and fishing can be enjoyed on the Whiteadder Reservoir. The links golf courses of East Lothian are within easy reach, while Gifford boasts two courses, Castle Park and Gifford Golf Club.

While the property enjoys a rural location, its situation is excellent for the commuter. The A1 is joined at Haddington and provides access into central Edinburgh (24 miles). There are railway stations at Drem and Longniddry, with regular services into Edinburgh Waverley.



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