

COULTERS[©]

2 LONGNEWTON COTTAGES

GIFFORD, EAST LOTHIAN, EH41 4JW

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A stylish blend of period and modern finishes combined with generous rooms, high ceilings and an open outlook add up to an appealing proposition. The well presented accommodation could be used in a variety of ways subject to a buyers needs. There is parking to the front and a wonderful mature cottage style garden to the rear which benefits from a stone patio, planted borders, lawn and a vegetable garden with raised beds and greenhouse.



Situated in a peaceful rural location yet within easy access of Gifford, Humbie and Haddington with wonderful country walks on your doorstep.

Primary school catchment is the renowned Yester Primary School with bus pick up.

KEY FEATURES



Charming period terraced home with modern interiors



Well planned kitchen/dining room



Three double bedrooms, one with ensuite



Wonderful cottage style gardens with greenhouse



Parking to the front



Rural location close to Haddington, Gifford and Humbie





This stunning home is arranged over three floors and comprises a welcoming entrance hallway, double aspect kitchen/dining room with doors leading directly to the garden with ample room for a large table and an excellent range of fitted units with an Aga and separate cooker and hob; double bedroom three/snug/study, utility room and bathroom.

On the first floor there is a large bright double aspect sitting room with open views with a wood burning stove and double bedroom 2; on the second floor is the principal bedroom with en suite shower room.





THE LOCAL AREA

Situated close to the popular village of Gifford which is a picturesque and charming East Lothian conservation village full of character, historical buildings, and wide leafy streets.

Walkers can enjoy scenic routes in the Gifford Community Woodlands or explore the many walks and trails in the area.

Within the village, there is a park, bowling club, and a popular village hall. Bars, cafes, and restaurants to enjoy include The Tweeddale Arms Hotel overlooking the village green, the Lanterne Rouge, and the Goblin Ha' Hotel.

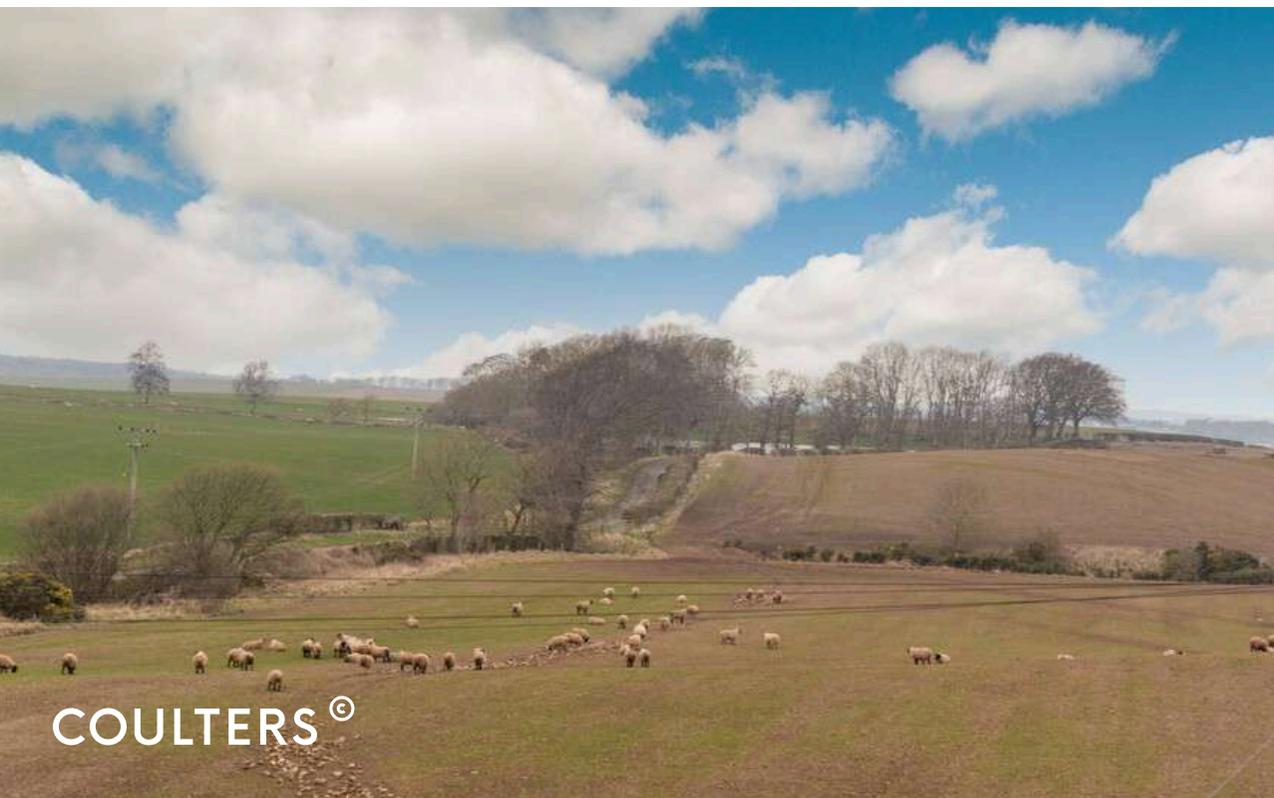
Daily shopping needs are well catered for with a local convenience store, garage, and newsagent, and further options are available in nearby Haddington.

Yester Primary School is located in the village, and it is in the catchment for the well-regarded Knox Academy. Private schooling choices are available in nearby Haddington, Dunbar, and Musselburgh as well of course as those in Edinburgh.

Edinburgh's City Centre is reached by car via the A1 in approx. forty-minutes and there are regular train links from Longniddry.

EXTRAS

All integrated appliances are included in the sale price along with the greenhouse and log store.

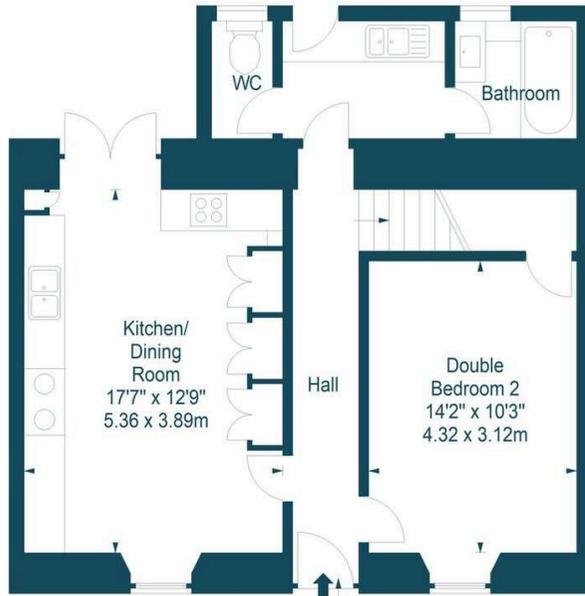




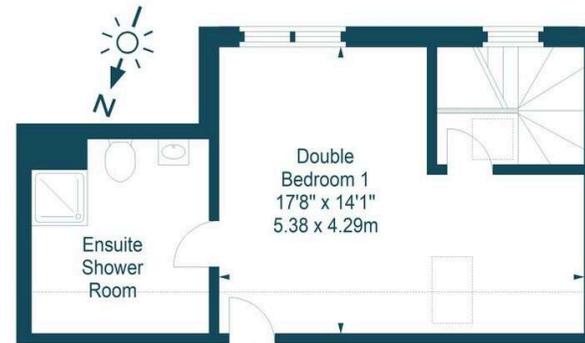
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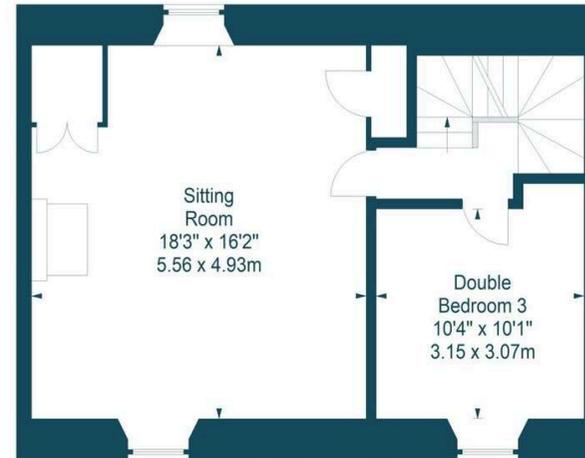
Approx. Gross Internal Area
1494 Sq Ft - 138.79 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Second Floor



First Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.