



Price Reduction

Exceptionally spacious & charming 3 bedroom property, steeped in character and offering an idyllic rural family home with flexible living space and private garden, all set in the lovely East Lothian countryside

Offers Around £335,000

Stonewell, Main Street,
Gifford, East Lothian, EH41 4QH



- 4 public rooms
- Stylish kitchen
- 3 Double bedrooms
- Family Bathroom
- Downstairs WC
- Central Heating
- Partial Double Glazing
- Garden

An exceptionally spacious and charming family home located in the tranquil village of Gifford, East Lothian, approximately 20 miles from Edinburgh. The property is steeped in character and dates back to the 1800s when it was originally formed as the village Bakery and Post Office.

Accommodation:

Lounge, dining room, snug/reception room, modern kitchen, garden room, 3 double bedrooms, family bathroom, downstairs WC, ample storage and insulated attic. Private rear garden and on street parking.

The accommodation is accessed via a solid secure entry door leading to a bright reception room, or snug, with feature alcove, fireplace and log burner. An open staircase leads directly from this room to the upper floor of the property. The downstairs front facing rooms, all accessed from an internal glass paned door leading from the snug are linked via feature archways with large windows providing natural light, which floods the each room.

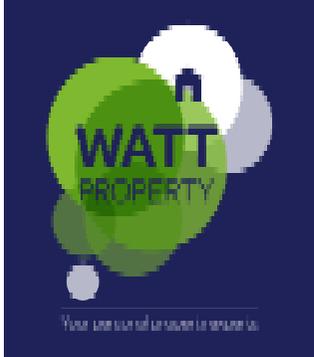
Many original features have been retained in these public rooms, including two original bread ovens dating back to days when this property was used as a bakery.



To the rear of the downstairs accommodation lies a modern and stylish kitchen providing excellent work space, fully integrated appliances, including fridge freezer, wine cooler, dishwasher, range style cooker with cooker hood and washer/dryer, with a lovely outlook over the private rear garden.

Just off the kitchen is a sunny breakfast/garden room with patio doors leading directly into the garden and access into the downstairs WC facility.

The upper floor provides access to all 3 double bedrooms where the master bedroom boasts delightful views over the village square and beyond. Cleverly built in storage wardrobes are located in the hallway, just off the master bedroom, with the second and third bedrooms being of very similar size. A fully insulated attic provides the additional storage that all family homes crave.



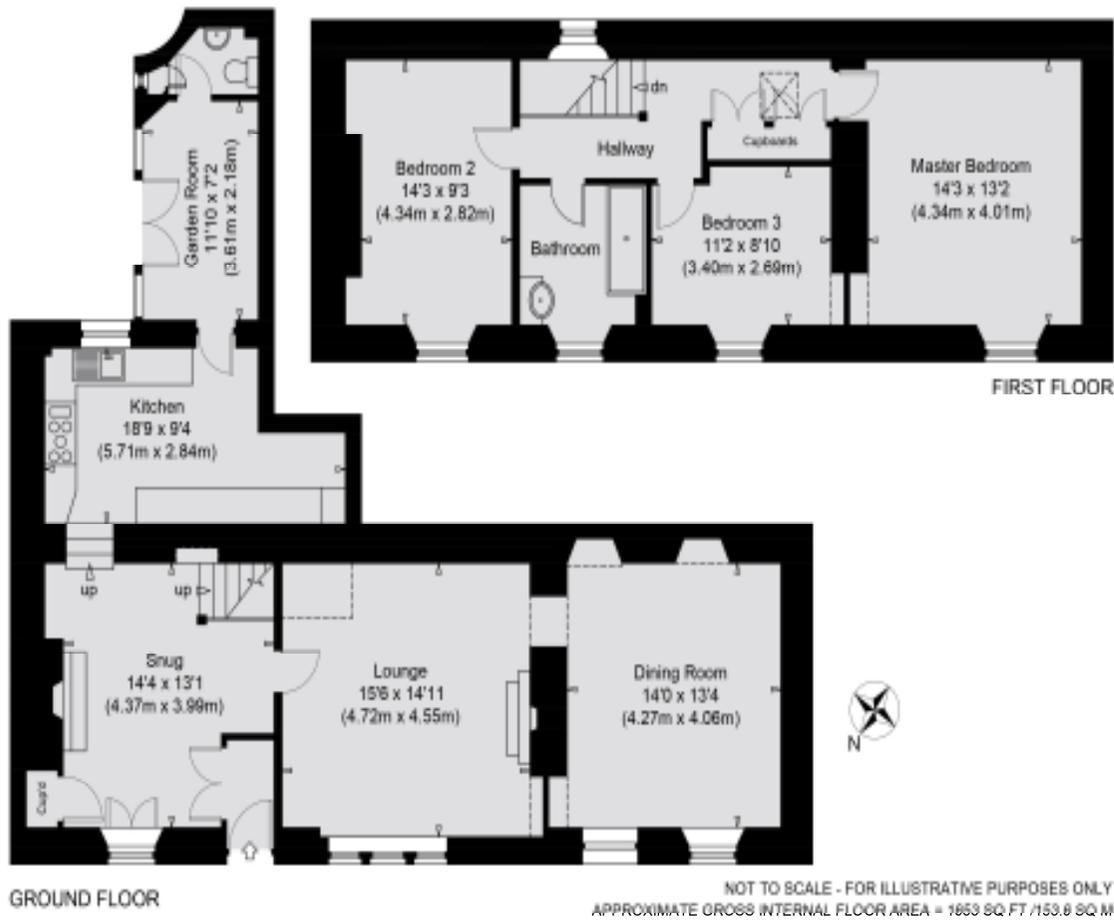


A sunny south east facing rear garden provides a private and secluded outdoor area for all the family to enjoy, incorporating patio alfresco dining area, outdoor storage, feature pond and historic well providing even more character to this substantial and beautiful rural property. All fixtures and fittings, including integrated appliances are included in the sale price.

The property has been upgraded over the past few years, providing a modern feel, but retaining the depth of character and many original features deserving of the history of the building.



Your personal property experts



Photography and floor plan by **MARKETING SOLUTIONS** 07876015710

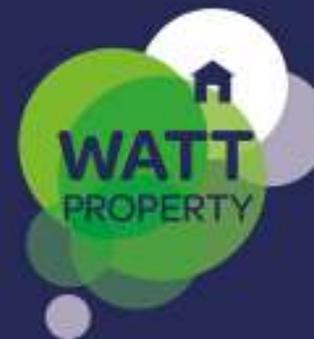
The property is located in the centre of this rural village, surrounded by the delightful Lammermuir Hills and only a 5 minute drive to the bustling town of Haddington. Gifford provides a primary school, local shops, coffee shop, garage, hotels, newsagents and lovely green space to fully enjoy the rural style of living. Viewings are by appointment only. Please telephone the Agent: 0131 555 2777 for an appointment. The Home Report can be made available upon request.

All Offers should be submitted within the format of the Scottish Standard Clauses Edition 2 to the Agent in the first instance.



Disclaimer: These particulars are produced in good faith and are for use as a general guide only. They do not constitute any part of a contract. Potential purchasers must satisfy themselves by inspection or otherwise on all matters.

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