



Cartref, 4 Skedsbush Cottages, Gifford EH41 4JP

## End Terraced Bungalow

Lounge

Dining Kitchen

Conservatory

3 Bedrooms

Shower Room

Gardens

Driveway

Offers over £265,000

Rural, end terraced three bedroom bungalow with stunning views over open countryside which features a lovely garden. In need of some upgrading.





## Location

The conservation village of Gifford is quietly situated within the picturesque county of East Lothian and has much to offer for those seeking rural living, yet need to be within commuting distance of Edinburgh. Within the village, local shops cater for everyday requirements and for more extensive shopping the county town of Haddington is some four miles away offering a wider range of shops including a Tesco supermarket. Educational facilities are available in the village catering for children from nursery to primary with the highly regarded Yester primary school nearby. For secondary education the village falls within the catchment area of Knox Academy, situated in Haddington. Overlooking the village green is the Tweedale Arms Hotel while on the Main Street is the Goblin Ha'Hotel, both offering good food. Also within the village is a first class nine-hole golf course together with church, Post Office, bowling club, park and play area. There is much to do for the outdoor enthusiast as the village is a good base from which to explore the surrounding countryside.

## General Information

A Home Report is available for this property. It can be downloaded from [espc.com](http://espc.com) or requested from Forsyth Solicitors.



The Home Report Valuation is £275,000. The approximate size is 81m<sup>2</sup> and it was built in the 1930's. It is rated EPC E and Council Tax Band D. The property has mains water, electricity, broadband and phone. There is a Biomass central heating system which is understood to be within the ownership of a third party separately situated from the subject property. Radiators in each room. Septic Tank. Private road.

**From Haddington, drive through the village of Gifford on the B6355. When almost leaving the village (heading south west), take the left, but continue straight, along the side of Gifford Golf Club for approximately 1 ½ miles. Follow the road past Woodhead Farm and the entrance to Skedsbush Farm is on the left and the private road leads to the property. Please note that the postcode will not take you to the property using satellite navigation.**

## Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)

## HALL

The front door opens into the vestibule. A glazed door leads into the hall. Doors lead into the lounge, the shower room and three bedrooms. Cupboard.

## LOUNGE

A well proportioned space with a lovely fireplace and an open fire. Windows over the front garden. Door into kitchen.

## KITCHEN / DINING

With wall and base units with coordinated work-surfaces. White sink with mixer tap. gas hob and double gas oven. Plenty of space for a table and chairs. Door into conservatory. Windows over the rear garden and the side garden.

## CONSERVATORY

Light filled room overlooking the rear garden. Door into the garden.

## SHOWER ROOM

With shower unit, wash hand basin and wc. Window.

## BEDROOM ONE

Double bedroom with window over the front garden. Fitted wardrobes.

## BEDROOM TWO

Double bedroom with window over rear garden. Cupboard.

## BEDROOM THREE

Bedroom with window over rear garden. Cupboard.

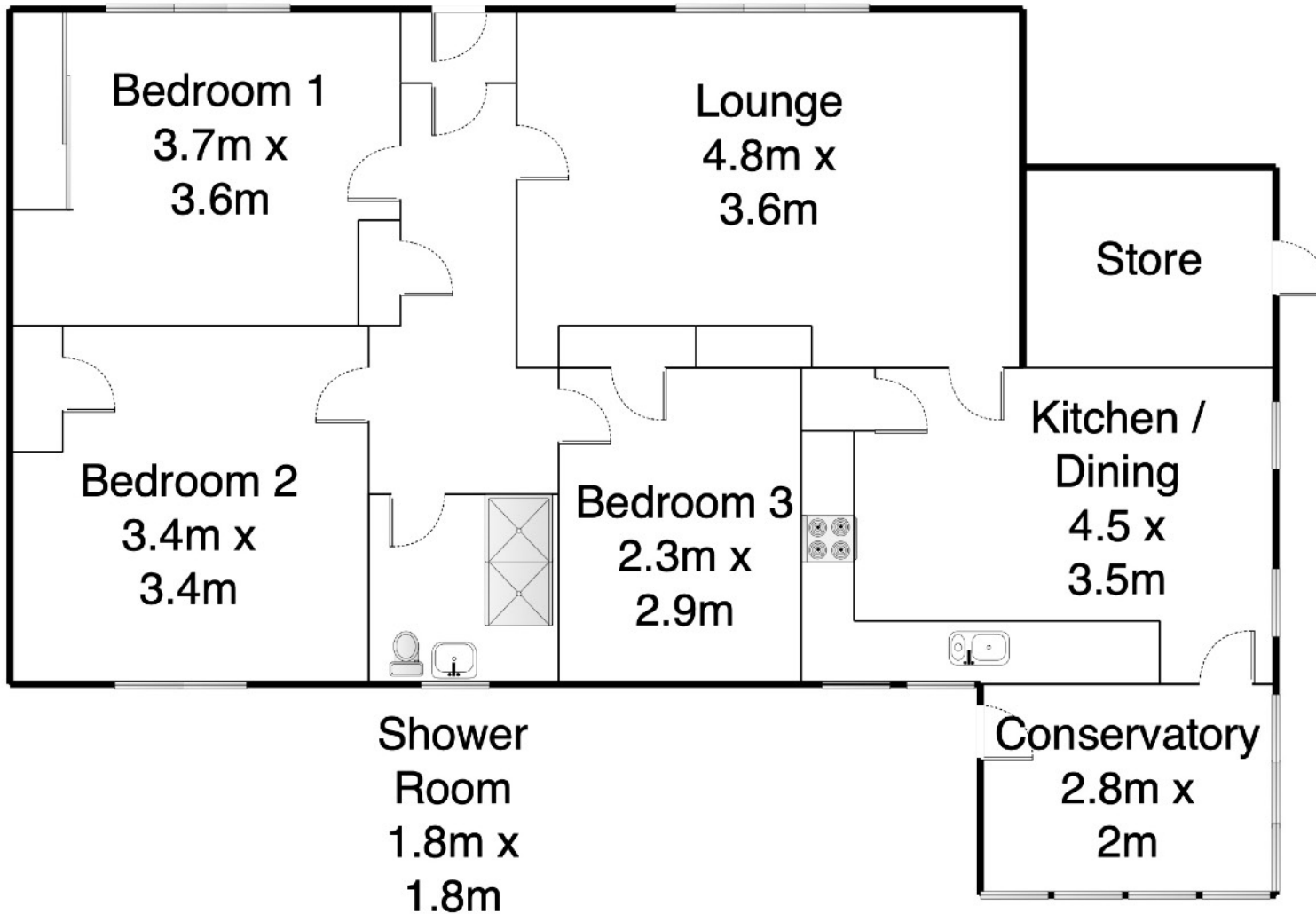
## EXTERIOR

To the front is a garden laid to lawn with mature planting. The rear garden similarly is laid to lawn with mature planting and has space to park a car. To the side of the house is a store room. Shed.









Floorplan is indicative only. Not to scale.





## Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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