

GIFFORD
STATION ROAD
3 BURNSIDE COTTAGES

FIXED PRICE £295,000

 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 **WEB** www.gsbproperties.co.uk



GIFFORD
STATION ROAD
3 BURNSIDE COTTAGES

FIXED PRICE £295,000

BEAUTIFULLY PRESENTED
END TERRACED COTTAGE ON
TWO FLOORS

LOVELY CONSERVATION
VILLAGE

NEWLY BUILT WITH HIGH
SPECIFICATION

ENTRANCE HALL
SITTING ROOM
KITCHEN/DINING ROOM
4 DOUBLE BEDROOMS
2 EN-SUITE SHOWER ROOMS
FAMILY BATHROOM
OIL FIRED CENTRAL HEATING
DOUBLE GLAZING
PRIVATE RESIDENTS PARKING
ENCLOSED GARDEN

VIEWING: TELEPHONE
GSB PROPERTIES 01620 825368

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

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General Description

Gifford is a particularly attractive village surrounded by typically beautiful East Lothian countryside close to the Lammermuir Hills and also within reach of the coastline with its many sandy beaches, picturesque harbours and famous links golf courses. Within the village local shops cater for everyday requirements and there is an excellent primary school, bowling club, two well known hotels and a first class nine-hole golf course. A further eighteen-hole golf course is located nearby. More comprehensive shopping and recreational facilities and secondary schooling are available in Haddington, some four miles away.

Gifford also lies approximately 20 miles southeast of Edinburgh and within comfortable commuting distance of the City Centre while the City Bypass provides ready access to the airport and motorway network.

No. 3 Burnside Cottages is an end of terraced, two-storey cottage (one of three) which was completed in 2008 to an exceptional standard by MDH Development, local East Lothian Developers.

Pleasantly situated in a quiet residential street and adjacent to the bowling green, this lovely bright and sunny cottage offers traditional building techniques with contemporary design interiors and finishings and includes such features as lovely oak laminate flooring, quality carpeting, travertine and ceramic tiles, oak veneer internal doors, recessed lighting, contemporary design ironworks, fittings and fixtures, a multi-fuel stove in the sitting room and a fully integrated kitchen with granite worktops.

In brief, the accommodation comprises on the ground floor entrance hall, dining kitchen which is partially open plan to the sitting room, useful master bedroom or guest bedroom with en-suite shower

room and cloakroom while upstairs there are three further double bedrooms, one with en-suite shower room and a family bathroom. In addition, the property is an easily and economically run home with double glazing and oil fired central heating and has ample power outlets, TV and telephone connection points throughout. Outside there is an enclosed garden, mainly to the side and front and a residents parking courtyard to the front.

This is a most attractive, generously proportioned home in a superb location. Set at a very realistic fixed price - early viewing is recommended.

Accommodation

HALL

DINING KITCHEN
6.84m x 2.7m (22'5" x 8'10")

SITTING ROOM
4.95m x 4.1m (16'3" x 13'5")

BEDROOM 1
5.40m x 2.7m (17'9" x 8'10")

BEDROOM 2
4.60m x 3.8m (15'1" x 12'6")

BEDROOM 3
3.85m x 3.35m (12'8" x 11')

BEDROOM 4
3.78m x 2.75m (12'5" x 9')

