



License No: ES100012703



UPPER FLOOR PLAN

LOWER FLOOR PLAN



**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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**GIFFORD  
 THE BRIDGE  
 10 TWEDDALE CRESCENT, EH41 4QZ  
 OFFERS AROUND £345,000**

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**SUPERB DETACHED FAMILY  
HOUSE IN ATTRACTIVE  
COURTYARD SETTING .**

**AN EXCLUSIVE RESIDENTIAL  
COMMUNITY IN PICTURESQUE  
CONSERVATION VILLAGE**

**ENTRANCE PORCH  
HALL  
LOUNGE  
CONSERVATORY/DINING ROOM  
KITCHEN/BREAKFAST ROOM  
UTILITY ROOM  
4 DOUBLE BEDROOMS  
FAMILY BATHROOM  
SHOWER ROOM  
INTEGRAL GARAGE  
SECLUDED GARDENS  
OIL FIRED CENTRAL HEATING  
DOUBLE GLAZING**

**VIEWING: SUNDAY 2-4PM OR  
TELEPHONE GSB PROPERTIES  
01620 825368**

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. Additional comprehensive shopping, recreational facilities and secondary schooling are available in Haddington, some four miles away.

The village 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.

The Bridge is a bright and sunny detached house which has been well maintained and improved in recent years to provide an interesting and spacious family home with a flexible layout and a particular feature is that the public living areas are downstairs providing a very private and comfortable feel. Positioned this way, it also gives immediate access to the large sheltered garden at the back. In brief the accommodation comprises at street level, entrance porch and hall, all four bedrooms and the family bathroom, while downstairs there is the kitchen, utility room, shower room, lounge and Conservatory. In addition, The Bridge has the benefit of full double-glazing and oil fired central heating. Outside there is an integral garage with driveway and well-landscaped, mature gardens to the front and back.

This is a lovely, bright and sunny family home with great flexibility in a superb location. Early viewing is recommended.

**ENTRANCE PORCH**

A solid timber front door with side window opens into the main hall.

**ENTRANCE HALL 6.72m x 1.87m (22' x 6'1")**

This bright and spacious hallway which have pleasant open outlooks over the front and side gardens, give access to the four bedrooms, family bathroom and stairs leading to the lower level living accommodation. Fitted carpet.

**BEDROOM 1 4.60m x 3.78m (15'1" x 12'5")**

A bright and spacious main bedroom with wide windows that have pleasant open outlooks over the gardens to both front and back. Feature built-in fireplace with a living flame "LP gas" fire. Solid oak wood flooring.

**BEDROOM 2 3.97m x 3.11m (13' x 10'2")**

Another comfortable double bedroom with a window to the front and also to the side of the property and extensive built-in fitted wardrobes to one side of the room. Fitted carpet.

**BEDROOM 3 3.58m x 2.98m (11'9" x 9'9")**

Currently used as a home office/study this double bedroom has pleasant open outlooks over the rear garden and surrounding rooftops and countryside. Fitted carpet and telephone connection point. Hatch with Ramsey ladder to mostly floored attic space above.

**BEDROOM 4 3.20m x 2.52m (10'6" x 8'3")**

Another double bedroom also with lovely open outlooks over the rear garden and surrounding neighbourhood. Built-in cupboard and open recess with cupboard space above. Hatch to mostly floored attic space above. Fitted carpet and TV connection point.

**BATHROOM 2.20m x 2.20m (7'3" x 7'3")**

Spacious family bathroom fitted with a modern three-piece suite comprising wash hand basin, WC and bath. Glazed window, tiled surround to dado level and fitted carpet.

**STAIRS AND DOWNSTAIRS HALL**

A straight staircase leads to the lower hall which in turn gives access to the kitchen, utility room, lounge, and in turn to the Conservatory. Fitted carpet.

**LOUNGE 4.59m x 3.80m (15' x 12'5")**

Positioned overlooking the terraced garden at the front, this comfortable living room also has patio doors leading out to the Conservatory. A lovely feature of the room includes a central alcove fitted with an electric stove with bespoke shelving and cabinetry to either side. Fitted carpet, TV and telephone connection points.

**CONSERVATORY 7.40m x 3.04m (24'2" x 10')**

This east facing Conservatory and dining room is a lovely and spacious addition and is a super area for entertaining or family gatherings. It has full height window surrounds and single door to the garden. Fitted carpet.

**KITCHEN/DINING ROOM 3.76m x 2.98m (12'4" x 9'9")**

With windows overlooking the front garden, the kitchen is well fitted with a range of pine base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit with mixer taps, extractor hood and integrated dishwasher. Fitted carpet.

**UTILITY ROOM 3.10m x 2.43m (10'2" x 8')**

Of a good size and giving access also to the garden and garage, this useful area is fitted with wall units and a countertop and has space for both a washing machine and tumble dryer. Belfast sink and fitted carpet. Door to the shower room.

**SHOWER ROOM 2.62m x 1.39m (8'7" x 4'7")**

Fitted with a modern white suite comprising built-in wash hand basin, WC and fully tiled shower compartment with folding screen doors. Fitted carpet and glazed window.

**GARAGE 4.79m x 3m (15'8" x 9'10")**

Has an up-and-over door, power and light and there is a part glazed door leading out to the rear garden. Driveway to the front provides additional parking facilities.

**GARDENS**

The property sits on good garden ground of a particularly pleasing and relaxing nature and offers excellent privacy and shelter. The enclosed gardens are well-stocked with mature hedges, lawns, flowering shrubs, fruit and ornamental trees and deep herbaceous borders. The enclosed front garden which is terraced in-design is well-screened from neighbouring properties by a mature beech hedge, trees and shrubs. The enclosed rear garden is a wonderful sun trap at all times of the year and includes a manageable area of lawn with well-stocked and mature flowering plants/shrubs and paved patio/sitting areas adjacent to the house and at the far end of the garden.

**EXTRAS**

Included in the sale are all fitted carpets, light fittings, blinds and dishwasher.

**COUNCIL TAX BAND: G**

