



1 Walden Place, Gifford, Haddington, East Lothian, EH41 4RA

Tastefully Presented, Two-Bedroom, End-Terrace Home with Private Gardens

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Property Description

Tastefully presented and enjoying a desirable end-terrace position, this attractive two-bedroom, south-facing home benefits from private gardens, set off-street, in a quiet residential cul-de-sac in the charming rural village of Gifford, East Lothian.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, a flexible box room, and a shower room.

Highlights include a wood-burning stove, quality wood flooring, a fitted kitchen with appliances, and an updated bathroom. In addition, there is electric heating, solar panels, double glazing and good storage, including a loft.

Externally, the property boasts planting beds to the front, and an enclosed rear garden including a lawn, patio and a greenhouse. The cul-de-sac provides ample residential parking and open green spaces, including a children's playground.

The property is entered via a welcoming vestibule, which provides access to a convenient WC and storage cupboard before opening into the main hallway with additional understair storage. To the front, the bright and comfortable living room features light, neutral décor, quality wood flooring extending from the hall, a built-in cupboard, and a large south-facing window that floods the space with natural light. To the rear, a generously proportioned kitchen offers ample space for dining and direct access to the garden. The kitchen is fitted with a range of units and worktops, a sink with a drainer, and includes freestanding appliances such as a fridge/freezer, an electric cooker, and a washing machine.

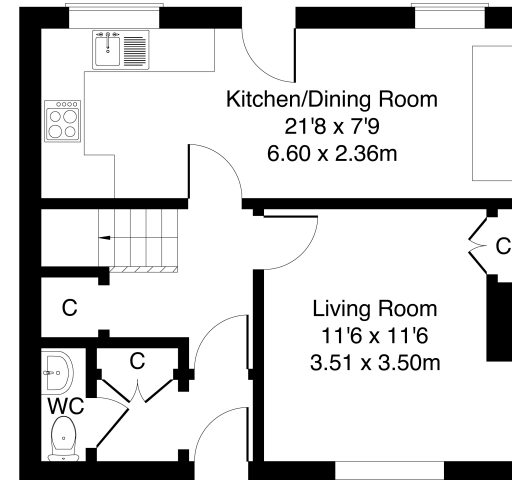
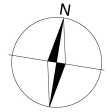
The upper floor comprises two well-proportioned double bedrooms positioned to opposite aspects, each offering excellent space for freestanding furniture. A useful box room provides superb storage or an ideal home office or study. Completing the accommodation is a spacious, contemporary shower room, fitted with a modern suite including a rainfall shower, panelled splash walls, and a ladder-style radiator.



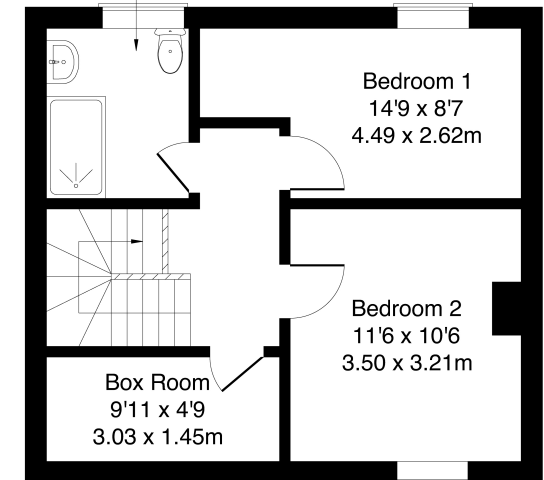
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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)

Shower Room
7'9 x 6'6
2.36 x 1.98m



Ground Floor



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gifford is a charming and historic rural village nestled in the rolling countryside and farmland of East Lothian, just south of the county town of Haddington. Largely unchanged since the 19th century, the village boasts a rich history, with many attractive stone-built, two-storey houses and a prominent 16th-century church overlooking the main street. Today, Gifford offers a range of local

amenities, including a Co-Op supermarket, a post office, two hotels with restaurants, and a respected primary school. Residents enjoy a large village park, scenic woodland walks, two nearby golf courses, and a bowling club. The village is served by a regular bus route, while the nearby A1 offers convenient access to Edinburgh, and the A68 is easily reached by heading east from the





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