



SIMPSON & MARWICK

Mint Cottage, Longnewton

Gifford, EH41 4JW

simpsonmarwick.com

01620 892000



Virtually staged by Sqft Media

Superb 4 bedroom end terraced house with private garden and stunning open views

- Dual aspect sitting room with open fire & French doors to garden
- Dining room/family room
- Contemporary kitchen/dining room
- Two double bedrooms with fitted wardrobes
- Double bedroom 3 with en suite & bedroom 4/study
- Family bathroom & additional downstairs WC
- Delightful south facing garden with paved terrace
- Peaceful rural location with stunning open views
- Ample on-street parking
- Electric heating & partial double glazing

Description

Mint Cottage is a superb, well proportioned 4 bedroom end terraced house peacefully situated in a sought after rural location, three miles outside the popular village of Gifford and within easy commuting distance of Edinburgh City Centre. The property has been extended and beautifully refurbished with quality fixtures and fittings throughout and offers bright, contemporary family accommodation with the benefit of stunning panoramic views across the East Lothian countryside to the Firth of Forth and Perthshire Hills.

There is a charming south facing mature garden to the rear of the property which is divided into different areas comprising of a sheltered south facing patio, lawn with mature planted borders and at the far end of the garden a further paved seating area. Ample off-street parking is available to the front of the property.



Location

Gifford offers excellent local facilities including a few local shops, a Co-op, Post Office, two coffee shops, two country pubs with accommodation, a well regarded primary school and two local golf courses. The market town of Haddington, approximately seven miles away, provides a wider range of restaurants, supermarkets, leisure facilities and a high school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh with further choices available in Edinburgh. Edinburgh can easily be reached in approximately 35 minutes by car and there are excellent rail links to the City from Longniddry which is approximately 15 minutes away by car.

Fixtures and Fittings

The carpets, blinds, curtains (with the exception of the sitting room) and light fittings throughout are included in the sale price together with the range cooker, extractor hood, fridge/freezer, dishwasher, washing machine and the garden shed.

Services

The property is served by mains electricity, an electric central heating system and shared septic tank drainage while water is provided from a private spring shared with the neighbouring properties.

Virtual Staging

It should be noted that, as the property is currently vacant, some of the rooms have been virtually staged to showcase how this property could look when furnished.

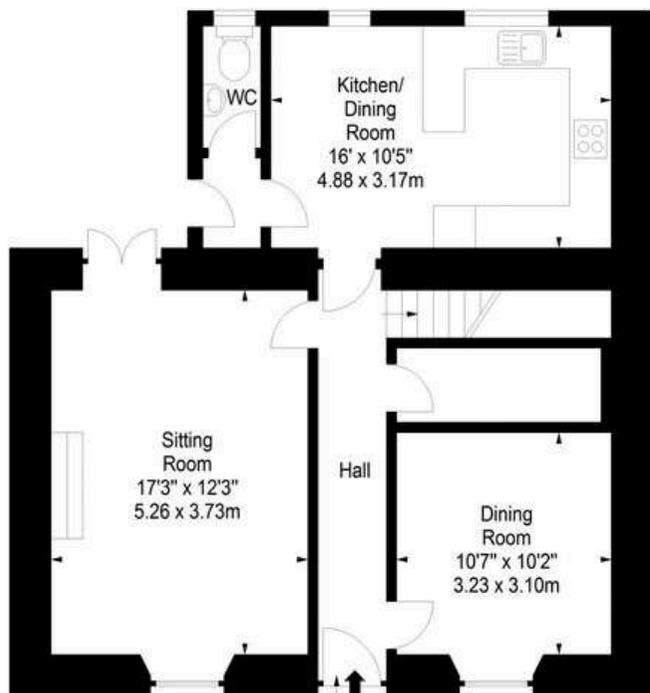
EPC Rating E

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



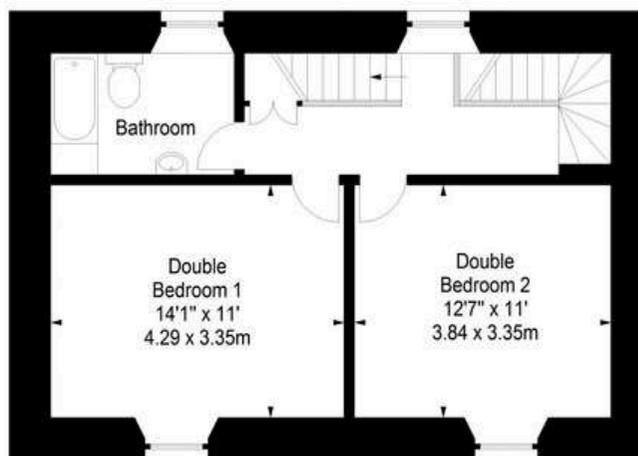
Approx. Gross Internal Area
 1489 Sq Ft - 138.33 Sq M
 For identification only. Not to scale.
 © SquareFoot 2021



Ground Floor



Second Floor



First Floor

