



14 Walden Terrace, Gifford, East Lothian, EH41 4QP

Tastefully Presented Two-Bedroom, Semi-Detached Villa with Generous Gardens

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Property Description

Tastefully presented and flexible two-bedroom, modern semi-detached villa, with generous gardens. Positioned in a quiet residential area in the charming and desirable rural village of Gifford, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, a flexible store/guest room, and a family room.

Upgraded with a heat pump and solar panels, it also features a modern fitted kitchen and a generous bathroom. Highlights include a wood-burning stove, contemporary flooring, double glazing and good storage, including a loft.

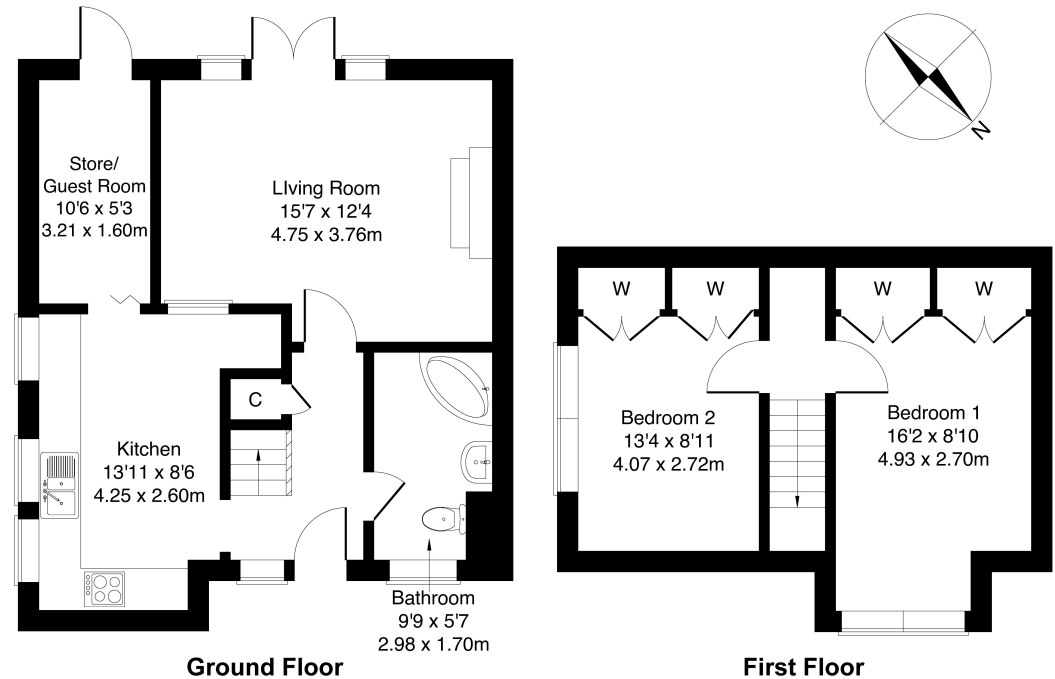
Externally, there is tall privacy hedging and a lawn to the front, whilst the rear garden includes a patio, lawn and a store shed. This cul-de-sac development includes ample residential parking bays, including EV points, and open green spaces with a children's playground.

An inviting entrance welcomes you into the property, leading through to the living room, which is finished with wood-effect flooring and light décor throughout, while also providing access to the private garden, creating an ideal space for entertaining guests. The kitchen continues the wood-effect flooring from the hallway and features wood-effect worktops, a tiled-effect splashback, a sink with drainer, an integrated oven, and an electric hob with canopy extractor above, alongside an additional flexible space set just off the kitchen, which also offers access to the garden.

Upstairs, the carpeted landing provides access to bedrooms one and two, both finished with carpeted flooring throughout. Completing the property is the family bathroom, fitted with a three-piece suite including a shower over the bath and a ladder-style radiator.



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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 an excellent 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 village.





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