



Westlea, The Wynd, Gifford, Haddington, East Lothian, EH41 4QT

Well Presented and Spacious Two-Bedroom, First-Floor (Top-Floor) Flat

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Property Description

Well presented and spacious two-bedroom, first-floor (top-floor) flat, offering bright and well-proportioned accommodation. Situated at the heart of the highly desirable village of Gifford, with local amenities on the doorstep.

Accommodation comprises an entrance hallway, living room, kitchen, two versatile bedrooms, and a family shower room. Light and well-presented décor throughout, complemented by electric central heating and additional storage.

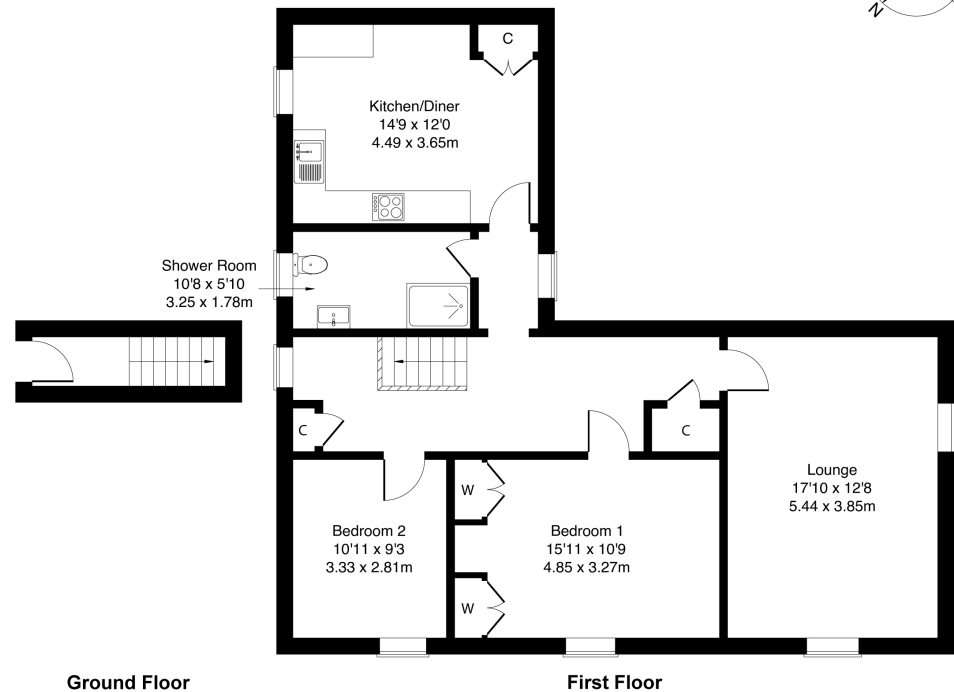
Enjoying a desirable top-floor position, the property benefits from excellent natural light and a historic residential setting. The flat benefits from a ground-floor cellar adjacent to the property, providing valuable additional storage space.

A carpeted stairway leads into the property and provides access to all rooms, creating a seamless and well-connected living space throughout. The living room has been finished with matching carpeted flooring extending from the hallway, complemented by light décor that enhances the sense of space, while a feature fireplace creates a warm and comfortable environment ideal for both relaxing and entertaining guests.

The kitchen has been fitted with wood-effect worktops, a tiled splashback, a stainless steel sink with drainer, and space for additional appliances. Both bedrooms benefit from carpeted flooring, with Bedroom One further enhanced by fitted wardrobes, providing excellent additional storage. Completing the property is the shower room, which comprises a three-piece suite including an electric shower cubicle.



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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 local shop, a newsagent &

post office, two hotels, a cafe and a respected primary school. Residents enjoy a large village park, scenic woodland walks, two nearby golf courses, a bowling club and a cricket club. A regular bus route serves the village, while the nearby A1 offers convenient access to Edinburgh, the A68 is easily reached by heading east from the village and the East Lothian coastline is a short drive away.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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