



SIMPSON & MARWICK

BOLTON MUIR LODGE, GIFFORD



An enchanting country retreat where
elegant living meets nature's beauty.

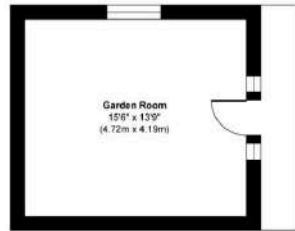


Tucked away within almost two acres of beautifully landscaped grounds, Bolton Muir Lodge is a truly special home where nature, privacy and elegant country living come together in perfect harmony. For the current owners, it was the enchanting setting that first captured their hearts, the gentle sound of the stream winding through the woodland garden, the ever-changing colours of the seasons, and the feeling of complete tranquillity, all while remaining within easy reach of Gifford, Haddington and Edinburgh.

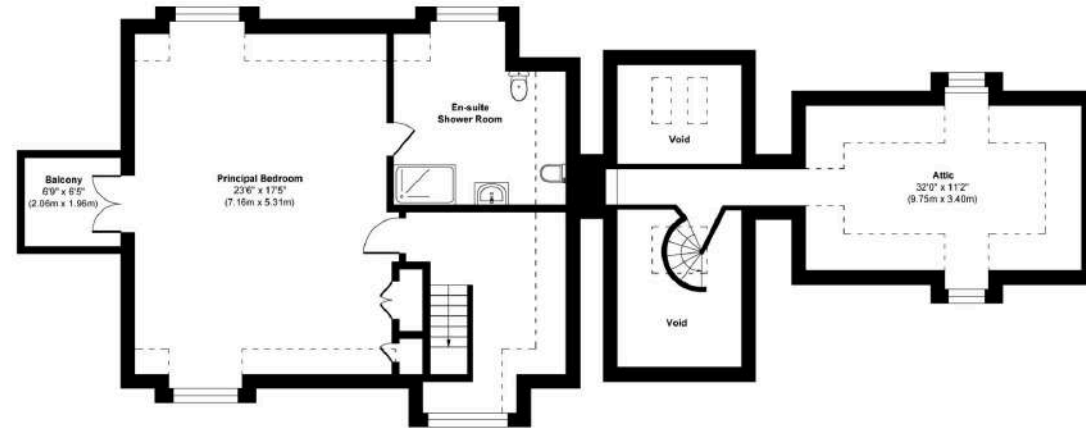
Designed in a sophisticated lodge style reminiscent of the classic homes of New England, the property sits gracefully within its grounds, approached via a sweeping cobbled driveway framed by formal lawns, clipped topiary, and carefully curated planting. Finished in crisp timber cladding beneath a slate roof, the house enjoys an immediate

sense of character and presence. Inside, the home is flooded with natural light and has been meticulously maintained to an exceptional standard. The principal reception rooms are both welcoming and impressive in scale, offering wonderful spaces for everyday living and entertaining alike.





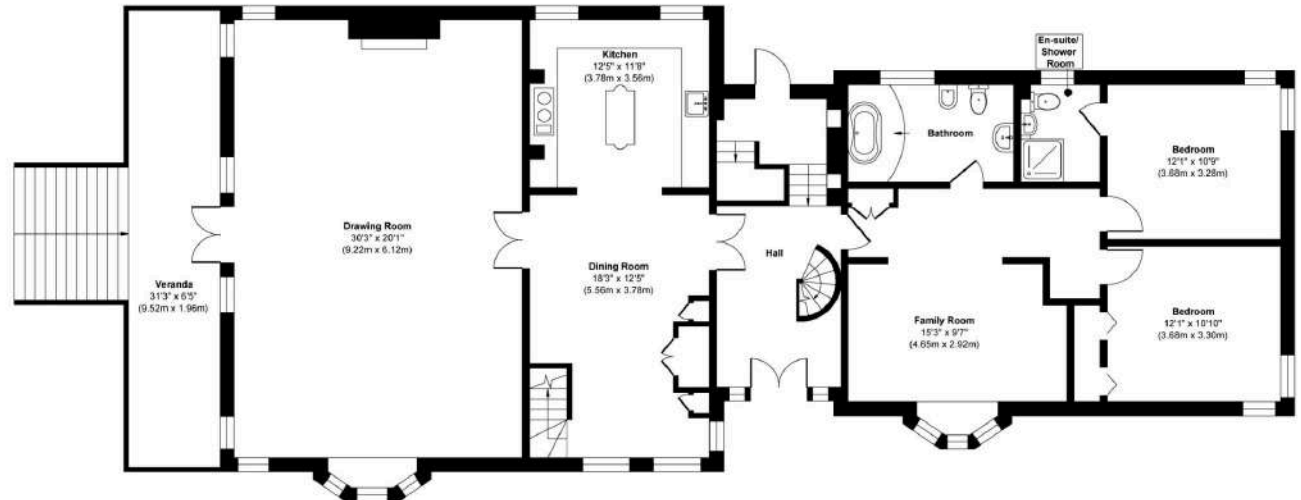
Garden Room
Approximate Floor Area
216 sq. ft.
(20.00 sq. m)



First Floor
Approximate Floor Area
996 sq. ft.
(92.47 sq. m)



Store
Approximate Floor Area
126 sq. ft.
(11.66 sq. m)



Ground Floor
Approximate Floor Area
2551 sq. ft.
(237.65 sq. m)

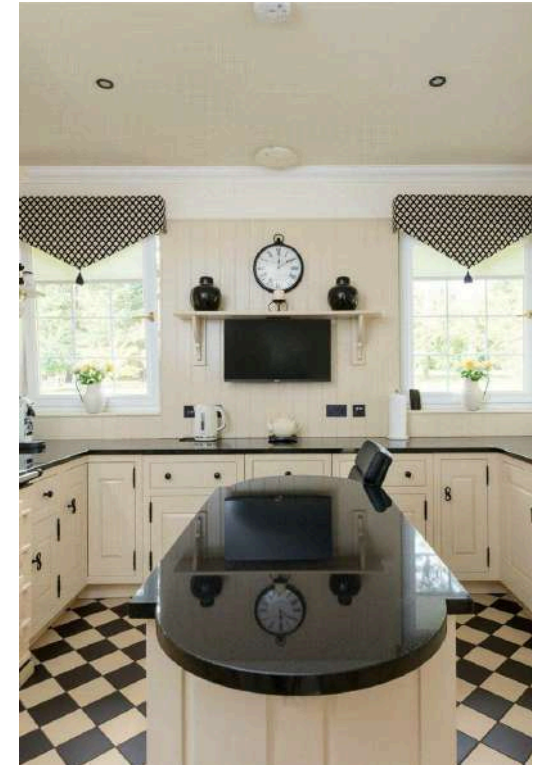
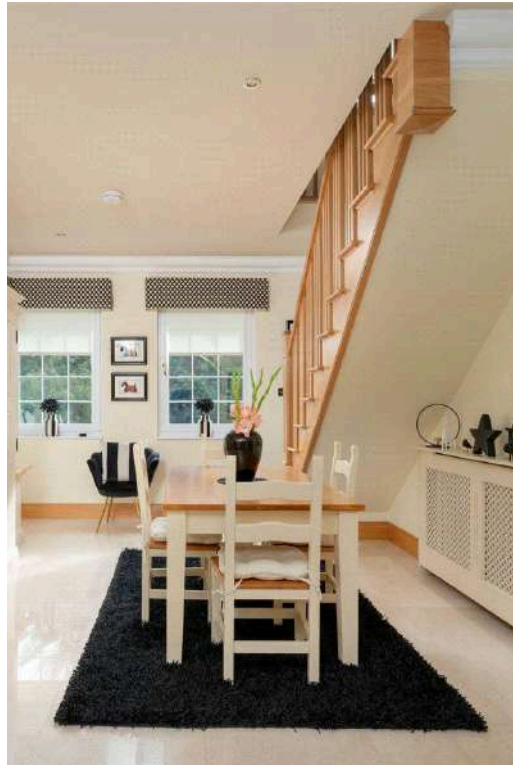
The drawing room is a particular highlight, centred around a fireplace and opening through French doors onto a balcony

overlooking the gardens, a perfect spot to enjoy the peaceful surroundings and abundant wildlife.



A formal dining room provides an elegant setting for gatherings, while a cosy family room offers a more relaxed retreat.

At the heart of the home is the beautifully appointed kitchen, complete with bespoke cabinetry, integrated appliances, and a central island.

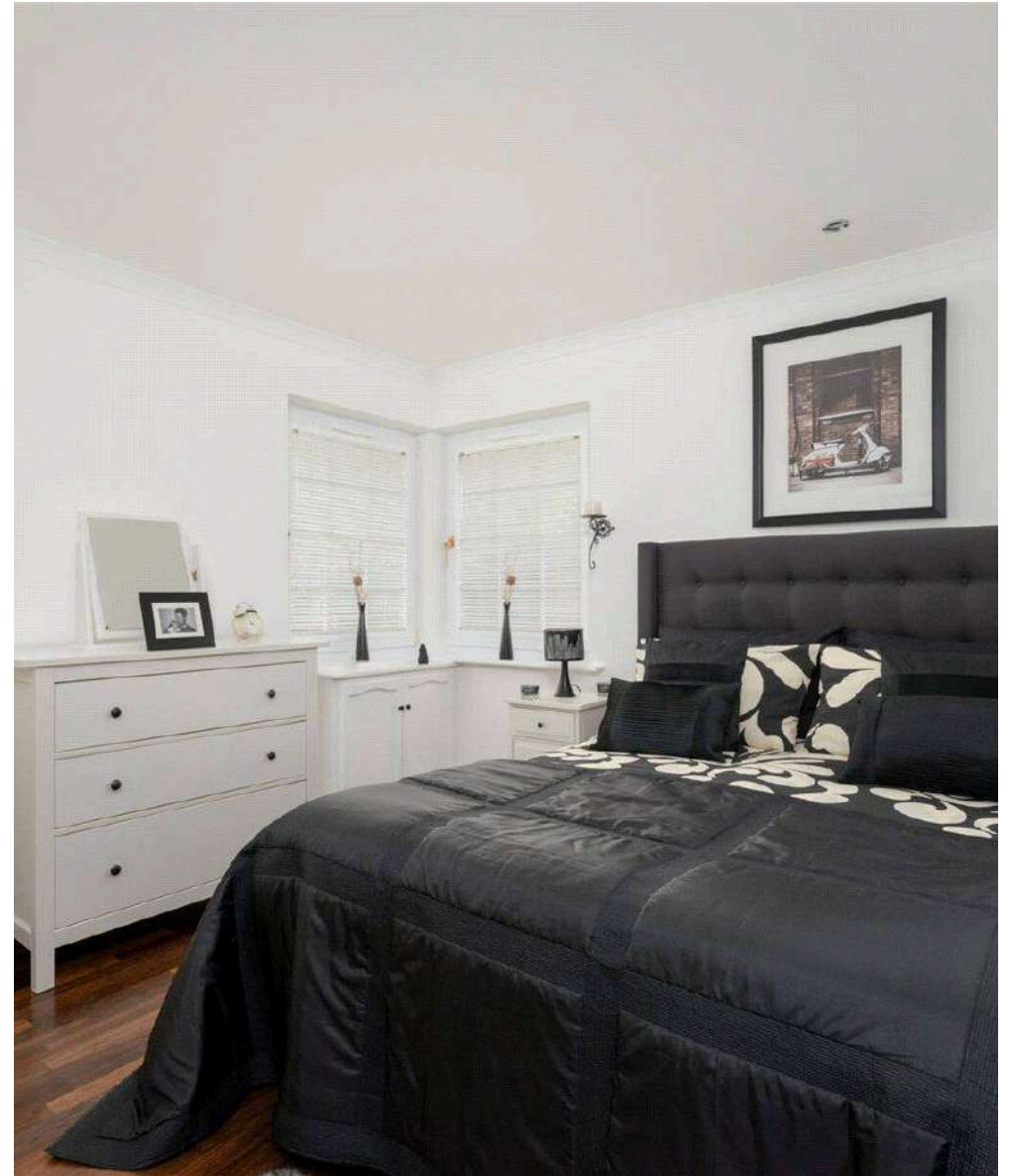
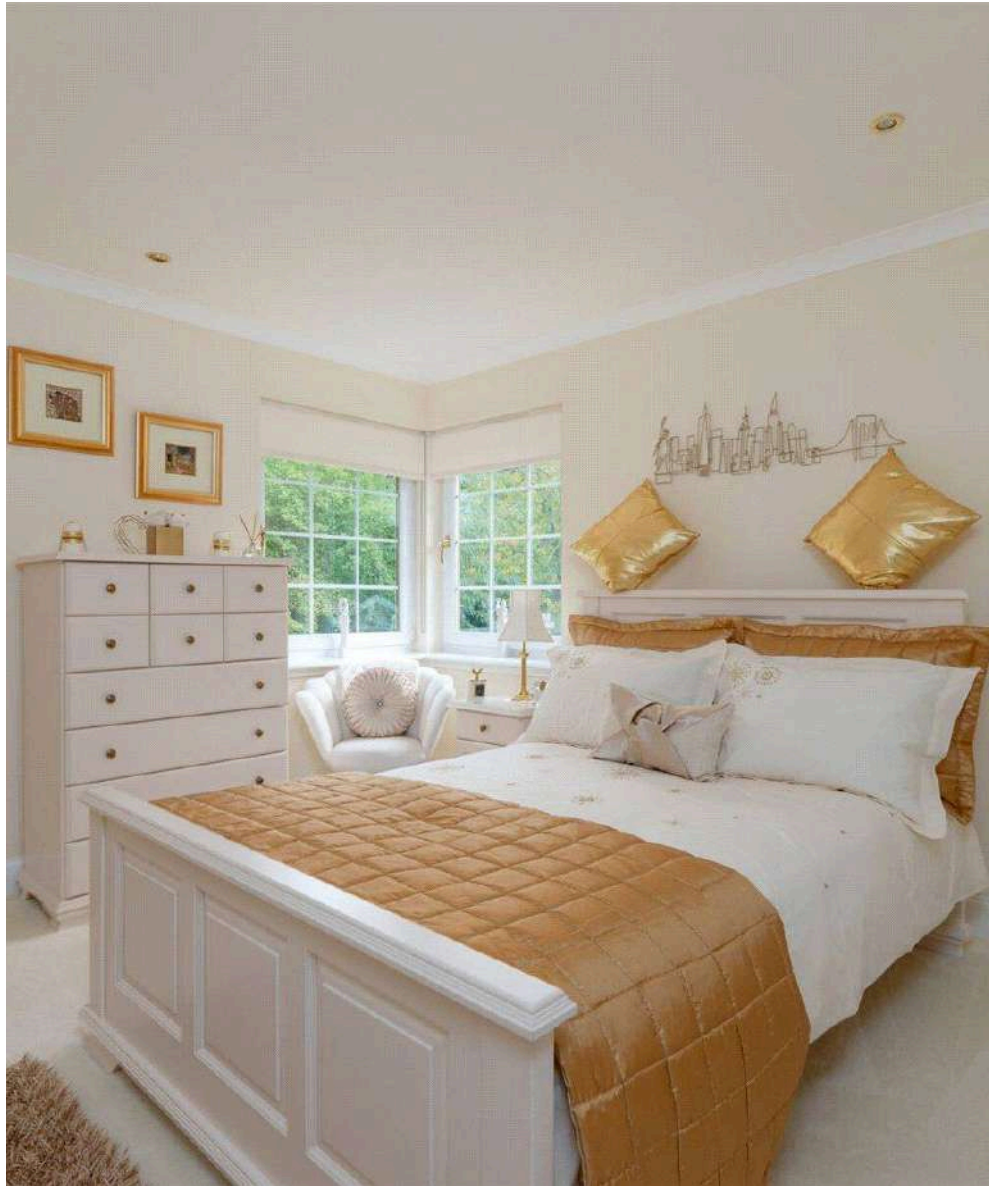


The bedroom accommodation is arranged across the upper floors, where the connection to the landscape continues.

The generous principal suite enjoys its own dressing area, en-suite shower room, and private balcony, providing a peaceful sanctuary with views across the grounds.

Two further bedrooms offer comfortable accommodation, one benefitting from an en-suite facility, while both enjoy tranquil outlooks over the gardens and woodland beyond.







Practicality has not been overlooked, with a large utility room, boot room, guest cloakroom, home office, garage, and excellent storage throughout ensuring the property functions effortlessly as a modern family home.

The grounds are every bit as impressive as the house itself. Extending to approximately 1.94 acres, they have been thoughtfully designed to offer a balance of formality and natural beauty.

To the rear, a generous terrace provides the ideal setting for outdoor dining and entertaining, overlooking manicured lawns and mature planting.

Beyond lies the true magic of Bolton Muir Lodge, a captivating woodland garden where a meandering stream passes beneath a charming timber bridge and peaceful pathways invite exploration.





This remarkable setting creates a sense of escape rarely found, offering moments of quiet reflection, opportunities to observe local wildlife and a daily connection with the natural world. Further enhancing the lifestyle on offer is a detached garden room, ideal as a home office, creative studio, gym or peaceful retreat, alongside a garden store and workshop area.

Despite its wonderfully secluded feel, Bolton Muir Lodge enjoys a highly convenient location just one mile from the sought-after village of Gifford and approximately five miles from Haddington.

LOCATION

Bolton Muir Lodge is located in a peaceful rural setting in the East Lothian countryside, around one mile from Gifford and five miles south of Haddington.

The location offers the benefits of country living while remaining within easy reach of local amenities and excellent schools.





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