

SIMPSON & MARWICK



Rockingstone, The Wynd, Gifford, East Lothian, EH41 4QT



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EPC: F (21)

Council Tax - D

Timeless Georgian charm in the heart of Gifford.



- Handsome B-listed 18th-century semi-detached cottage
- Situated in the heart of Gifford
- Cosy sitting room with wood-burning stove
- Modern shaker-style dining kitchen
- Bright conservatory offering flexible living space
- Three well proportioned double bedrooms
- Private rear garden with pergola
- Traditional sash windows & stripped pine doors
- Pantile roof & exterior roughcast recently renewed
- Under-stair storage with external

Tucked away in the heart of Gifford's picturesque Conservation Area, Rockingstone is a handsome B-listed, three-bedroom semi-detached cottage dating back to the 18th century. Beautifully blending timeless period charm with contemporary comforts, this delightful home offers a rare opportunity to enjoy village life in one of East Lothian's most sought-after settings.

Behind its elegant, whitewashed façade, symmetrical sash windows and traditional stripped pine doors, the property immediately exudes warmth and character. A welcoming slate-tiled entrance hall provides a lovely introduction to the home and benefits from generous under-stair storage, which can also be accessed externally from the rear. The cosy sitting room is a wonderful place to relax, with dual-aspect windows allowing natural light to flood the space, while a wood-burning stove creates an inviting focal point for the colder months. The stylish breakfasting kitchen has been thoughtfully updated with modern shaker-style cabinetry while retaining its character through a beautiful cast iron fireplace. Offering ample space for dining, it is both practical and welcoming, making it the true heart of the home. Flowing seamlessly from the kitchen, the bright conservatory provides a versatile additional reception space, with direct access to the enclosed rear garden.

Upstairs, the property offers three well-proportioned double bedrooms, each full of natural light, together with a bright family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the rear garden is a wonderfully private and peaceful retreat, enclosed by high stone walls, fencing and established hedging. The garden offers a lawn and a charming pergola, creating a delightful space for outdoor dining, relaxing and enjoying the changing seasons. The current owners have also sympathetically renewed the traditional pantile roof, refreshed the roughcast exterior and gutters, further enhancing the property's kerb appeal and ensuring it has been well cared for. Ample unrestricted on-street parking is available immediately adjacent to the property.

A beautifully presented Georgian cottage combining period character, thoughtful modern updates and a wonderfully private garden, all set within the heart of Gifford's charming Conservation Area.

Location

Gifford offers excellent local facilities including a well-regarded primary school, a country pub/restaurant, a cafe, a village shop, a post office and a community woodland - plus two local golf courses. The market town of Haddington, approximately four miles away, provides a wider range of shops, a Tesco supermarket, a leisure centre and a high school. Edinburgh can easily be reached in approximately 35 minutes by car and there are excellent rail links to the City at Drem and Longniddry approximately 15 minutes away by car.

Fixtures and Fittings

All fitted floor coverings, blinds, light fittings, integrated fridge/freezer, washer-drier, oven, hob and dishwasher, are included in the sale.

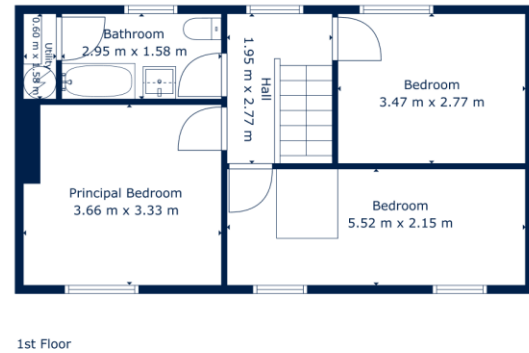
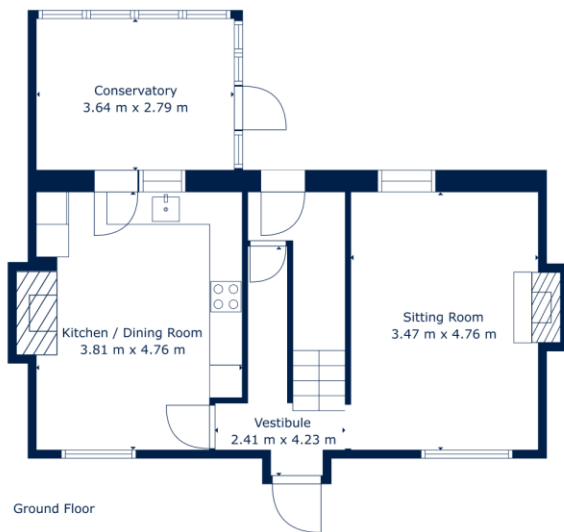
Viewing Details

By appointment contact Simpson & Marwick



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For Identification purposes only.
Not to scale.

Rockingstone, The Wynd

Gifford, East Lothian, EH41 4QT

Approx. Gross Internal Area:
1087.15 Sq Ft (101 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		