



8 WALDEN TERRACE

GIFFORD, HADDINGTON, EH41 4QP



PROPERTY SUMMARY



Occupying a sought-after position in the popular East Lothian village of Gifford, this detached house offers well-proportioned three-bedroom accommodation, generous private gardens and excellent off-street parking. Neatly maintained throughout, the property now offers clear scope for cosmetic updating, presenting an exciting opportunity to create a comfortable long-term home in an appealing village setting. A vestibule opens into a central hall, leading to a generous living and dining room with feature fireplace. The separate breakfasting kitchen is fitted with wall and base units and leads into a bright sunroom with direct garden access, alongside a useful store. Three bedrooms are served by a shower room. Outside, the paved and planted front garden complements the south-facing rear lawn, while a garage and gated private driveway provide secure parking.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





"A practical detached home with private gardens, a garage and driveway."

FEATURES

- Detached house in sought-after Gifford
- Entrance vestibule and central hall
- Spacious living/dining room with feature fireplace
- Breakfasting kitchen with fitted units
- Bright, south-facing sunroom with garden access
- Three-piece shower room
- Private front garden
- South-facing rear garden
- External store
- Private garage and driveway parking
- Oil central heating and double glazing

8 WALDEN TERRACE

GIFFORD, HADDINGTON, EH41 4QP



CLICK HERE
for a virtual tour of the property



"A three-bedroom village home with
kitchen, reception room and
bathroom"





GIFFORD, EAST LoTHIAN

Gifford is an unspoilt and picturesque village set in the heart of East Lothian, bounded by the Lammermuir Hills and the county's rugged and breath-taking coastline. This charming conservation village is known for its attractive stone cottages, welcoming community spirit, and peaceful rural setting, making it one of East Lothian's most desirable village locations. Local amenities include two hotels, a coffee house, village shops, a garage, a well-regarded primary school, and a busy village hall hosting a variety of community events and activities throughout the year. Further amenities and secondary schooling can be found in the historic market town of Haddington, approximately eight miles away, where residents will also find large supermarkets, independent retailers, leisure facilities, and the East Lothian Community Hospital. For outdoor enthusiasts, the surrounding countryside offers exceptional opportunities for recreation, including the Castle Park Golf Club and Gifford Golf Course, as well as a bowling club, cricket team, and a range of clubs devoted to theatre, books, gardening, and the arts. The true joy of Gifford lies in its rural tranquillity, with delightful country walks available along the nearby Gifford Water and through the community woodland towards the atmospheric ruin of Yester Castle, reputedly once the home of a medieval sorcerer. Commuting to Edinburgh takes around 40 minutes and is 20 miles from the property.







**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



**EPC
RATING**

E

**COUNCIL
TAX BAND**

C