

Torrisdale Tweeddale Crescent

GIFFORD, EH41 4QZ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Boasting an idyllic rear garden, beautifully presented interiors and an exceptional standard of finish throughout, this impressive four-bedroom detached home enjoys a desirable and peaceful setting in the sought-after village of Gifford, offering a rare opportunity to acquire a truly special family home.

A driveway provides off-street parking and leads to a detached garage, while steps descend to the front door, opening into a welcoming entrance hallway. The interior immediately sets the tone, with attractive wooden flooring, a neutral colour palette and access to a guest WC. To the left, a generously proportioned dual-aspect sitting room ideal for relaxation and entertaining is bathed in natural light with views to the front and rear of the property. A wall-mounted living flame fireplace creates an inviting focal point, while the tasteful interior design includes a continuation of the hallway flooring.

Across the hallway, the south-east-facing kitchen features sage green gloss wall and floor units, illuminated Corian worktops and a mosaic-tiled splashback. High-spec integrated appliances include an eye-level grill, oven, hob, and extractor hood. Overlooking the garden, there is ample space for informal dining, creating a lovely setting for everyday family life. The adjoining spacious utility room mirrors the kitchen's attractive finish, offering additional storage and garden access.





Returning to the hallway, a well-appointed, fully tiled bathroom comprises a Jacuzzi bath, WC and washbasin. Beyond this lies a stunning principal double bedroom, enhanced by bespoke sliding door built-in wardrobes, a stylish interior design, and a luxurious Jack and Jill en-suite rainfall shower room, fitted with a WC, washbasin with chrome stand and bidet. A further south-east-facing double bedroom currently utilised as a study benefits from built-in wardrobes and completes the ground-floor accommodation. Before ascending to the first floor, a separate dining area provides an excellent space for hosting family meals and entertaining guests. The first floor accommodates two additional carpeted double bedrooms. One benefits from wall-to-wall built-in storage, while the other enjoys access to the partially floored attic, together with its own en-suite shower room.

Externally, the enclosed south-east-facing rear garden is thoughtfully landscaped to create a wonderful and private outdoor retreat. A generous patio provides the perfect setting for alfresco dining and entertaining, complemented by a tranquil pond, manicured lawn and raised decking area with a seating area and summer house. The driveway and garage provide off-street parking. The property benefits from an EV Charger on the garage wall, and solar panels.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated eye-level double-oven with grill and microwave, hob, extractor hood, fridge-freezer, dishwasher and Quooker boling water tap will be included in the sale. The free-standing washing machine and tumble dryer in the utility room will also be included. Some furniture may be available by separate negotiation. Please note the bookcases are not fitted and will be removed.







PROPERTY FEATURES

- Four-bedroom detached home
- Bright and generous dual aspect sitting room
- Contemporary south-east-facing kitchen
- Utility with garden access
- Dining room
- Four double bedrooms, one with Jack and Jill en-suite
- Well-appointed family bathroom and guest WC
- Partially floored attic
- Beautifully kept south-east-facing rear garden
- Detached garage and driveway
- EV charger and solar panels
- Double glazing
- Oil fired central heating & electric underfloor heating
- EPC - F
- Council tax band - G
- Conservation Area

GIFFORD

Four miles south of Haddington at the foot of the Lammermuir Hills, Gifford is a picturesque East Lothian conservation village. Full of charm and character, it has a village square, 18th Century Mercat Cross, historical buildings, and leafy streets.

Walkers can enjoy scenic routes in the Gifford Community Woodlands or explore a variety of walks and trails in the area such as the Gifford and Yester Castle Circular. Local golf courses include Gifford Golf Club and Castle Park Golf Club with renowned courses close by including Archerfield, Muirfield, and Renaissance. Horse riders will love the variety of Equestrian Centres such as Rockrose in Haddington and Harelaw in Longniddry. Family-friendly activities can be found in Dunbar which has a leisure pool and Foxlake Adventures.

Within the village, there is also a park, bowling club, and a popular village hall home to a film club and art club, and in the summer, you can find a thriving social cricket club. Bars, cafès, and restaurants to enjoy include The Tweedale Arms Hotel overlooking the village green. Daily shopping needs are met by a local convenience store, garage, and newsagent, and further options are available in nearby Haddington.

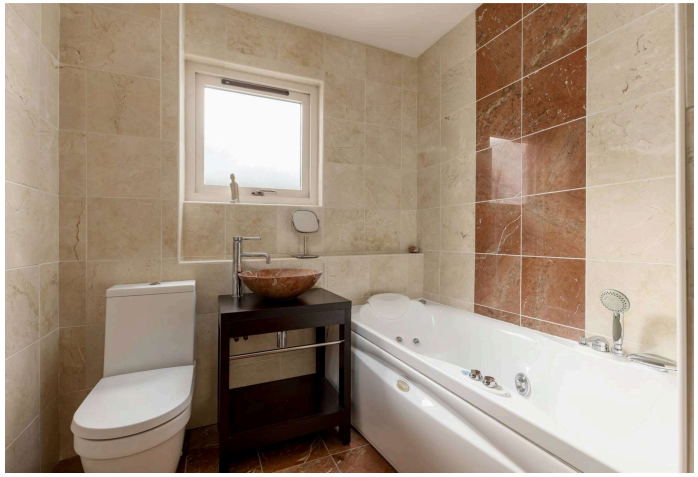
Yester Primary School is less than a twenty-minute walk, and it is in the catchment for the well-regarded Knox Academy. Private schooling choices are available in nearby Haddington, Dunbar, and Musselburgh as well of course as those in Edinburgh. Edinburgh's City Centre is reached by car via the A1 in approx. forty-minutes and there are regular train links from Drem.





















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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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