



Bynack Tweeddale Avenue, Gifford, EH41 4QN

Offers over £375,000





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Bynack, Tweeddale Avenue Gifford, EH41 4QN

- Detached Bungalow
- Recently Upgraded Fixtures & Fittings
- Private Driveway & Garage
- Commutable to Edinburgh & Borders
- Ideal Downsizing Opportunity
- Three Bedrooms
- Immaculately Presented Throughout
- Peaceful Unspoilt Village
- Idyllic Semi-Rural Setting
- Great Local Amenities

We are delighted to bring to market this immaculate three-bedroom detached bungalow set in the most charming and unspoilt setting of Gifford. The property offers bright, well-proportioned accommodation with modern fixtures and fittings, enclosed private gardens, integral garage and driveway parking. Viewings are highly recommended.

ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING KITCHEN - THREE BEDROOMS - SHOWER ROOM -



Internally

A timber door opens into a welcoming central hallway providing access to all rooms. The bright and spacious lounge is positioned to the front of the property and is beautifully presented with soft neutral décor, plush carpeting and a contemporary fireplace set against a striking feature wall. Large windows flood the space with natural light. The dining kitchen forms the social heart of the home and is a real highlight of the property ideal for modern living. There are three well-proportioned bedrooms, all finished to a high standard and offering flexible accommodation for families, downsizers or those working from home. The principal bedroom benefits from fitted wardrobe storage, while the remaining bedrooms are ideal as guest rooms, children's rooms or a home office. The newly fitted shower room is finished in a modern contemporary style and comprises a sleek three-piece suite including a walk-in shower with rainfall head.

With its well-balanced layout, high-quality presentation and desirable village location, this is a superb home that is ready to move into and enjoy.

Kitchen

Designed with both style and practicality in mind, the newly installed kitchen is fitted with grey shaker-style units, complemented by sleek worktops and a range of integrated appliances including an electric oven, induction hob with extractor hood, dishwasher and fridge / freezer. There is space for a freestanding wine cooler. A central peninsula provides additional storage and preparation space, while also acting as a natural divide between the kitchen and dining areas. There is ample room for a dining table and chairs, making this a perfect space for entertaining. Large windows and glazed doors allow excellent natural light and offer pleasant views over the garden.

Shower Room

The shower room is fitted with a three piece suite including WC, pedestal wash hand basin and shower enclosure with laminated splashbacks.

The newly fitted shower room is finished in a modern, contemporary style and comprises a sleek three-piece suite including a walk-in shower enclosure with rainfall head mixer shower, WC and vanity wash hand basin. Marble-effect splashbacks give the room an elegant and premium finish.





Externally

The property is approached via a neat, low-maintenance front garden, bordered by a stone wall and incorporating established planting that adds colour and structure throughout the year. A central pathway leads to the main entrance, while a paved driveway provides off-street parking and access to the single garage.

To the rear lies a generous and enclosed garden, offering a high degree of privacy and an excellent sense of space, backing on to rolling fields. Predominantly laid to lawn, the garden provides ample room for outdoor entertaining, relaxation and family use. Mature hedging and established planting form natural boundaries and screening. A timber shed offers useful outdoor storage, and the open aspect enhances the feeling of light and tranquillity, making this a particularly appealing outdoor space.

Services

Mains water, electricity and drainage. Wet Heating and Double Glazing.

Location

Gifford is a highly sought-after and picturesque East Lothian village, widely regarded for its unspoilt charm and strong sense of community. The village has retained its traditional character, with an attractive mix of established homes and very limited modern development. Surrounded by open countryside and set at the foot of the Lammermuir Hills, Gifford offers a peaceful rural lifestyle while remaining exceptionally well connected. The village itself provides a range of local amenities including a popular village store and cafe, a well-regarded primary school, and a welcoming public house, all contributing to the vibrant yet relaxed atmosphere. Gifford is also known for its active community life, with two local golf clubs and scenic walking routes readily available from the village centre.

East Lothian's renowned coastline is easily accessible, with beautiful beaches, coastal towns and world-class golf courses all within a short drive. The nearby county town of Haddington offers a wider range of shopping, leisure and hospitality, along with secondary schooling options.

For commuters, Gifford is well placed for access to Edinburgh, with the capital reachable by car in under an hour. Regular rail services are available from nearby stations at Drem and Longniddry, providing direct links to Edinburgh Waverley and beyond, while the A1 offers convenient road access to both Edinburgh and the wider east coast.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Council Tax

Council Tax Band E.

Home Report

A copy of the Home Report is available to download from our website.



Viewings

Strictly by Appointment via James Agent.

Offers

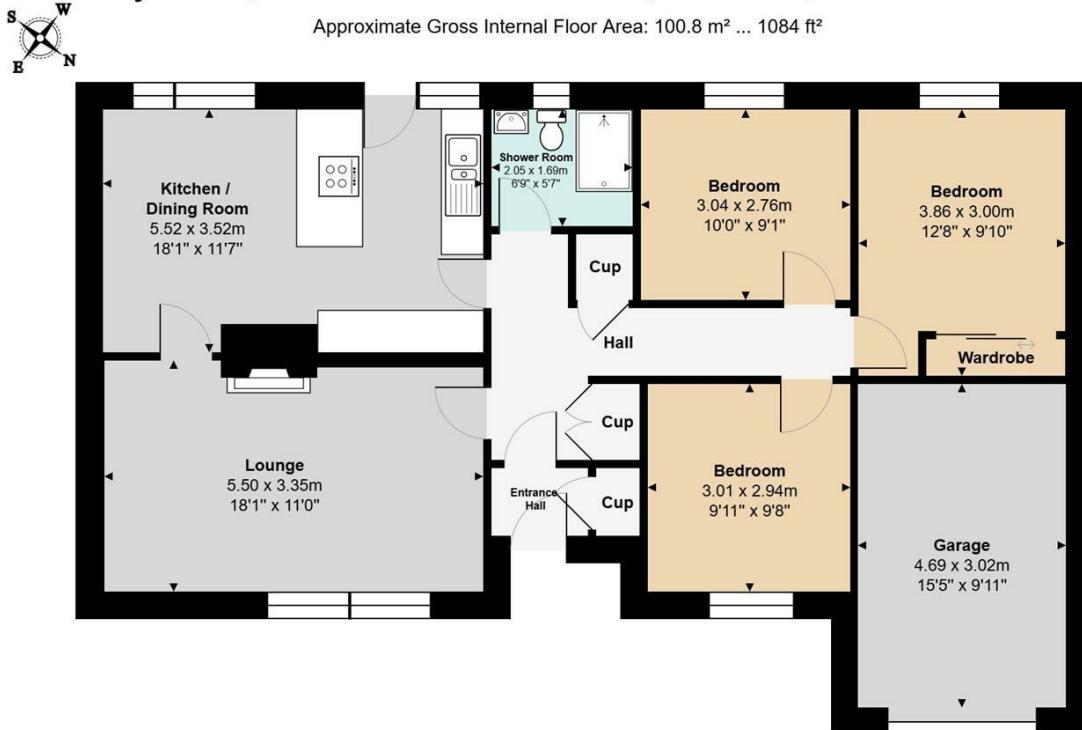
All offers should be submitted in writing in Standard Scottish legal format by your Solicitor to James Agent (the Selling Agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.



Floor Plans

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Approximate Gross Internal Floor Area: 100.8 m² ... 1084 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



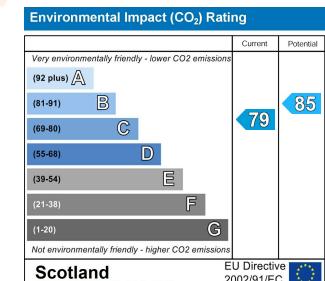
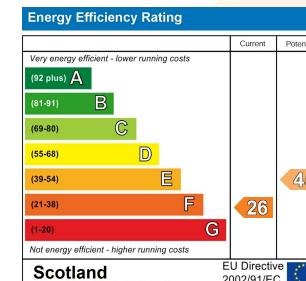
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.