



INVESTMENT
~ Property Agency ~

MELLENDAN, GIFFORD
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix G2015



INVESTMENT
~ Property Agency ~

22a Rutland Square
Edinburgh, EH1 2BB

Tel 0131 473 1591
web. www.investmentpropertyagency.co.uk

INVESTMENT
~ Property Agency ~

Mellendean, High Street
Gifford EH41 4QU





'Mellendean' is a substantial terraced villa enviably positioned within the delightfully picturesque conservation village of Gifford. The property would now benefit from some upgrading and has the unique benefit of a double height barn at the foot of the garden that offers flexibility of use.

The accommodation comprises vestibule, hallway, W.C., lounge with wood burning stove, sitting room with gas fire, sun room with outlook to rear garden, dining kitchen with appliances and door to rear garden and utility room on the ground floor whilst the upper level has 3 bedrooms, which have a lovely aspect towards tree lined parkland, plus main bathroom with shower over bath. The property has oil fired central heating and is partially double glazed.

To the rear of the property is a large fully enclosed walled garden that gives access to the double height barn. The barn has a sliding door onto a private access lane. The barn offers much potential and could be used as a garage, artist's studio, home office or a myriad of others uses subject to any necessary consents.

Lounge	(16'1 x 11'0)	4.90m x 3.36m
Sitting Room	(16'0 x 12'3)	4.89m x 3.78m
Sun Room	(13'2 x 6'6)	4.02m x 2.00m
W.C.	(5'9 x 5'4)	1.76m x 1.63m
Dining Kitchen	(14'3 x 10'3)	4.35m x 3.14m
Utility	(7'0 x 6'7)	2.14m x 2.02m
Master Bedroom	(16'1 x 13'10)	4.91m x 4.23m
Bedroom 2	(11'3 x 10'11)	3.42m x 3.34m
Bedroom 3	(7'2 x 6'7)	2.19m x 2.01m
Bathroom	(10'8 x 4'10)	3.27m x 1.48m
Main Barn	(24'2 x 15'10)	7.38m x 4.82m
Boiler Room	(15'4 x 5'7)	4.68m x 1.71m

The historic and picturesque village of Gifford is located within beautiful East Lothian countryside and allows for a rural lifestyle with all the benefits of village living. Gifford has a wonderful sense of community and benefits from a newsagent/post office, Co-Operative store, 2 hotels with restaurants, local garage, coffee shop, Yester Primary School, park bound by the Gifford Water, golf and bowling clubs, cricket team, Yester Parish Church, Village Hall and a number of active clubs. The market town of Haddington is approximately 4 miles away and provides for additional amenities including Secondary schooling with Edinburgh some 20 miles away and easily commutable on a daily basis.

Energy Performance Rating F

