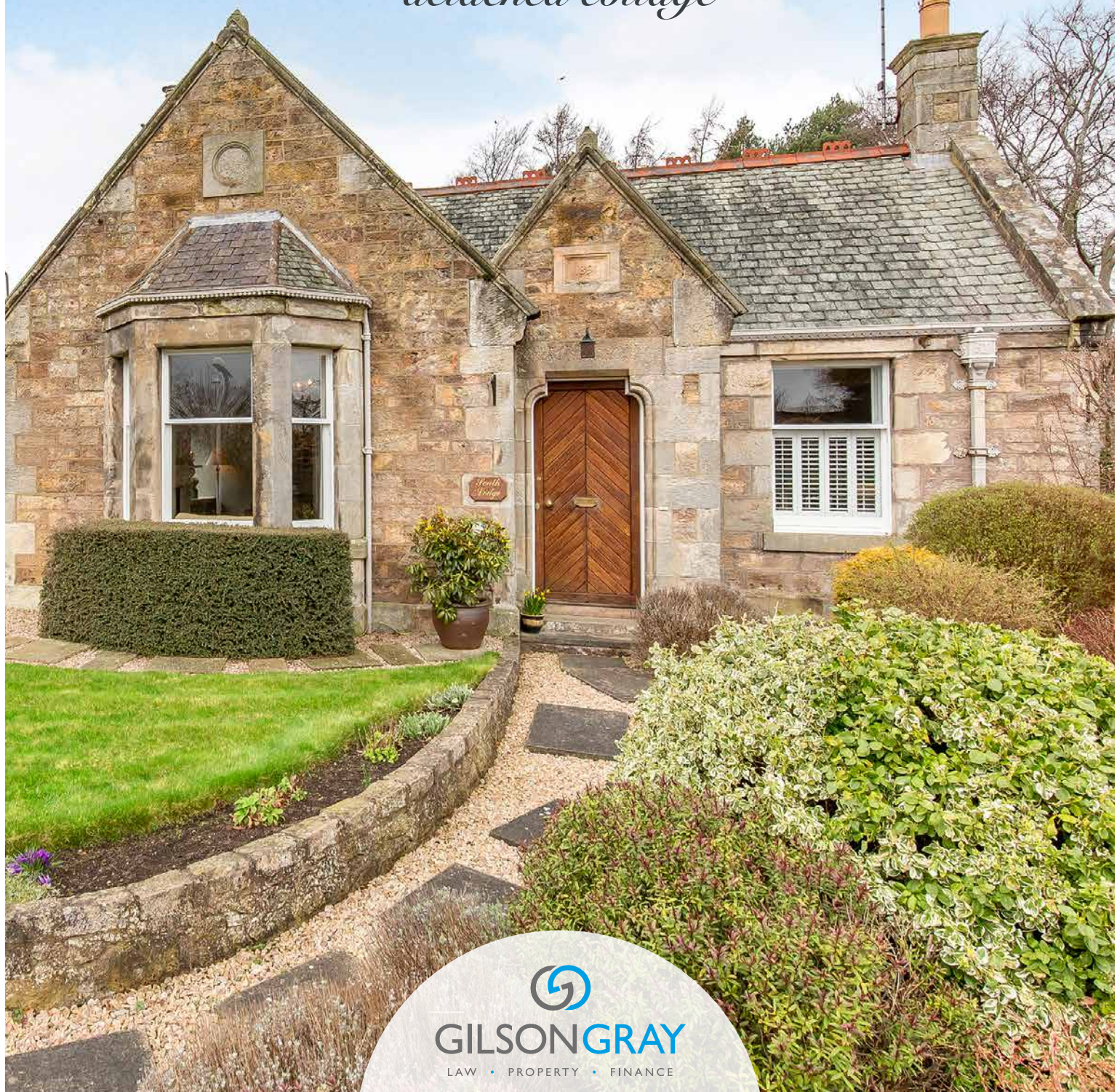


SOUTH LODGE

Lydgait, Haddington, EH41 3DA

LATE VICTORIAN
*traditional
detached cottage*



GILSON GRAY

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CONTENTS

- 04** **Late Victorian detached cottage**
A stylish three-bedroom residence which enjoys high-quality contemporary interiors, beautifully landscaped gardens, and generous private parking
- 06** **Welcome inside**
South Lodge has instant kerb appeal, with a stone-built façade and an ornate front garden
- 09** **The living room**
Enhanced by a hardwood floor and enjoys a light and airy ambience thanks to dual-aspect windows
- 13** **Shaker-inspired kitchen**
Expansive proportions to accommodate a table and chairs, alongside a well-appointed range of cabinets and generous worksurface space
- 16** **Three tranquil bedrooms**
Enjoying sophisticated décor, the three bedrooms all continue the home's high standards
- 21** **The washrooms**
The family bathroom and the principal bedroom's en-suite shower room are both equipped with modern fixtures and fittings
- 23** **Garden & Parking**
Enveloped by carefully landscaped gardens to the front and rear, featuring circular lawns fringed by established shrubs and easy-to-maintain stone bays
- 24** **The floorplan**
- 27** **Area**
A lovely historic market town situated in the picturesque county of East Lothian



CHARMING INSIDE & OUT

This late Victorian detached cottage is a charming three-bedroom residence, which benefits from the spacious rooms and high ceilings typical of its era, alongside stylish interior design finished to modern standards. The southeast-facing home further boasts a Shaker-inspired dining kitchen and two premium washrooms. Plus, it has private parking for multiple vehicles and a large corner plot, ensuring ample garden grounds to enjoy. Situated in the market town of Haddington, the property has a desirable location offering proximity to East Lothian's picturesque countryside and nearby coastline. It is within easy reach of excellent amenities, schools, and transport links, including the A1 for a direct commute into Edinburgh (which takes roughly 35 minutes by car).

GENERAL FEATURES

Late Victorian traditional detached cottage
Occupying a generous corner plot
Situated in the market town of Haddington
High-quality contemporary interiors
EPC Rating - D | Council Tax band - E

ACCOMMODATION FEATURES

Vestibule and central hall with storage
Spacious, dual-aspect living room
Large, Shaker-inspired dining kitchen
Three bright and airy double bedrooms
Family bathroom with overhead shower
Contemporary en-suite shower room

EXTERIOR FEATURES

Carefully landscaped front and rear gardens
Two garden sheds and a greenhouse
Multi-car driveway and a detached garage



WELCOME INSIDE

A TRADITIONAL FAMILY HOME WITH STYLISH INTERIORS

South Lodge has instant kerb appeal, with a stone-built façade and an ornate front garden. The front door opens into a vestibule and a central hall (with built-in storage and Karndean flooring), immediately establishing the quality of the home before flowing through to the living area.



AN IDEAL SETTING FOR
**RELAXING
& SOCIALISING**



BRIMMING WITH ELEGANCE

Lightly decorated in a sumptuous hue and with white detailing, the living room has an elegant aesthetic that draws attention to the room's attractive features and spacious dimensions. It is enhanced by a hardwood floor and enjoys a light and airy ambience thanks to dual-aspect windows (including a southeast-facing bay window). A handsome fireplace (inset with a gas stove) forms an eye-catching focal point, along with a charming in-built display area for added decoration. Homely and comfortable, it is the ideal setting for relaxing and socialising.



A LARGE DINING KITCHEN
**PERFECT FOR
ENTERTAINING**





SHAKER-INSPIRED DESIGN

The dining kitchen has expansive proportions to accommodate a table and chairs, alongside a well-appointed range of cabinets and generous worksurface space. It has a modern Shaker-inspired design, arranged around a central island with a breakfast bar; plus, it features undercabinet lighting and chic splashback tiles. A gas hob, an electric fan oven/grill, and dishwasher come integrated, with space for additional freestanding appliances. Furthermore, the room boasts triple-aspect glazing, including French doors that flow out to the rear garden for summer entertaining.

BRIGHT & AIRY

SLEEPING AREAS

Enjoying sophisticated décor, the three bedrooms all continue the home's high standards.



ENJOY A PEACEFUL NIGHT'S SLEEP



The principal and second bedrooms are both large doubles with varnished wooden floorboards, whilst the third bedroom (currently organised as a nursery) is a versatile double that is laid with soft carpeting for maximum comfort. The principal bedroom also has a neat picture rail and the added luxury of an en-suite shower room. Meanwhile, bedroom two benefits from a built-in wardrobe and the third bedroom features dual-aspect windows.



The family bathroom and the principal bedroom's en-suite shower room are both equipped with modern fixtures and fittings. The family bathroom features attractive tile work and a three-piece suite, incorporating a hidden-cistern toilet, a washbasin, and a bath with an overhead shower. The three-piece en-suite is in white with a double walk-in shower cubicle. The property has ultra-fast broadband, and is insulated for efficiency, including under the floor and in the attic spaces.

PREMIUM WASHROOMS



GARDEN & PARKING BEAUTIFUL GARDENS



South Lodge is enveloped by carefully landscaped gardens to the front and rear, featuring circular lawns fringed by established shrubs and easy-to-maintain stone bays. The mature rear garden further boasts a sizeable footprint and complete privacy, as well as a patio, two sheds (one with electricity and lighting), and a greenhouse (with power). It is an idyllic haven for summer dining. A multi-car driveway and detached garage provide private parking for several vehicles. The garage has power and is partly used as a gym by the current owner.

Extras: all fitted floor and window coverings, select light fittings, integrated kitchen appliances, a Bosch fridge/freezer, and a Bosch washing machine to be included in the sale. Additional furniture may be included/available by negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



PROPERTY NAME

South Lodge, Lydgait

LOCATION

Haddington, EH41 3DA



GROUND-FLOOR



EXTERNALS

APPROXIMATE TOTAL AREA:

150.2 sq. metres (1616.8 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.





HADDINGTON

EAST LoTHIAN

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops.

East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.



A WEALTH OF AMENITIES
ON ITS VIBRANT HIGH STREET
AND STATE-OF-THE-ART
FACILITIES



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