



GARDEN STIRLING BURNET

# 24 NUNGATE GARDENS

Haddington | East Lothian | EH41 4EE





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Welcome to 24 Nungate Gardens

# AN EXCEPTIONAL SEMI-DETACHED HOUSE



**P**art of a Cala Homes development in Haddington, this modern semi-detached house is a luxury family home that is finished to high standards throughout, providing spacious rooms with elegant interior design, as well as private parking and an expansive rear garden with a south-facing aspect.

## GENERAL FEATURES

- An exceptional semi-detached house
- Part of an exclusive Cala Homes development
- Located on the edge of popular Haddington
- In a semi-rural location with convenience
- High-quality modern interiors throughout

## ACCOMODATION FEATURES

- Entrance vestibule with storage and WC
- Central hall with understairs storage
- Living room with French doors to the garden
- Dining room with dual-aspect windows
- Modern kitchen with integrated appliances
- Landing with a double-door cupboard
- Three double bedrooms with wardrobes
- Contemporary en-suite shower room
- Family bathroom with a four-piece suite
- Gas central heating and underfloor heating
- Double-glazed windows throughout

## EXTERNAL FEATURES

- Substantial, south-facing rear garden
- Private driveway and integral single garage

# A LUXURY FAMILY HOME THAT IS FINISHED TO HIGH STANDARDS







## PROPERTY NAME

24 Nungate Gardens

## LOCATION

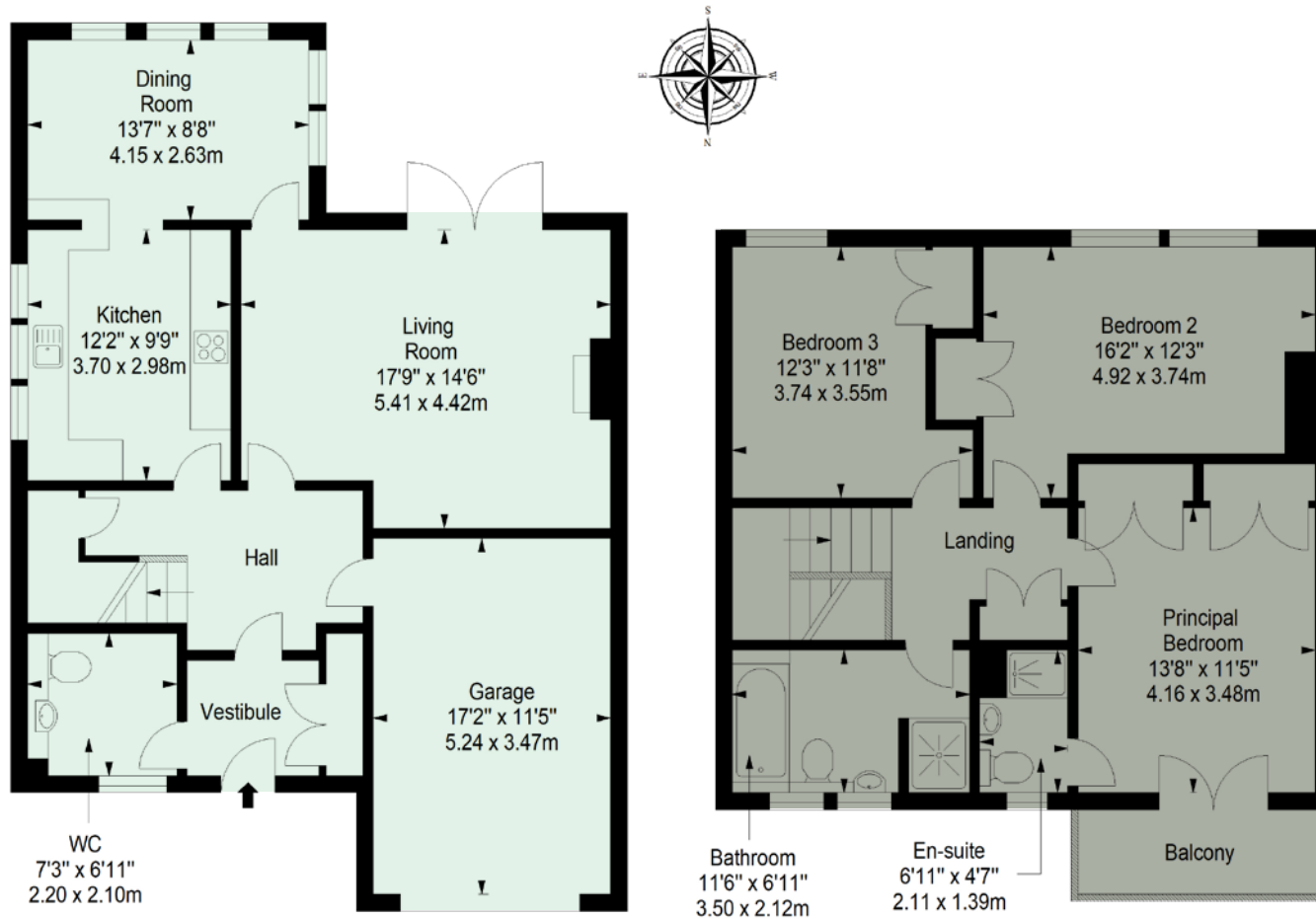
Haddington, East Lothian, EH41 4EE

## APPROXIMATE TOTAL AREA:

156.2 sq. metres (1681.4 sq. feet)

## KEY

- GROUND-FLOOR
- FIRST-FLOOR

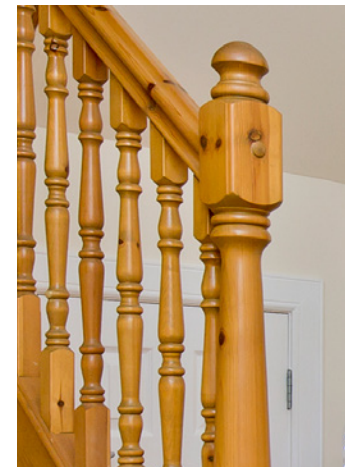


The floorplan is for illustrative purposes.  
All sizes are approximate.

# AN EXCEPTIONAL PROPERTY BY CALA HOMES



**B**rimming with kerb appeal, the home has an attractive façade that hints at the quality interiors therein. The front door opens with a lovely introduction into a vestibule and central hall that immediately set the standards of the accommodation. Both offer built-in storage, with the vestibule also providing a WC.





## TWO RECEPTION ROOMS

with elegant styling

**F**acing the rear of the home, the living room is an elegant focal point of the property, designed to foster a relaxed environment that is perfect for daily use and socialising. Arranged with families in mind, it has French doors extending out onto the south-facing garden, whilst also ensuring the room is bathed in warm afternoon sun. A handsome fireplace frames the space, highlighted by a subtle accent wall which is paired with understated décor and a rich hardwood floor (also found in the hall). Meanwhile, the adjacent dining room is the perfect size for family meals and sociable dinner parties. It has a light-filled ambience thanks to dual-aspect windows and it enjoys modern styling and a tiled floor.





# LIVING ROOM WITH FRENCH DOORS

to the garden







## A MODERN KITCHEN



with deluxe quartz worktops and integrated appliances

**T**he kitchen is accessible from the hall or via an open archway from the dining room. It has a well-appointed range of wood-toned cabinets and deluxe quartz worktops, backed by colourful mosaic splashbacks. The modern design is further enhanced by a fitted breakfast bar for quick meals and a full range of integrated appliances, creating a smooth finish (gas hob, oven/grill, fridge/freezer, dishwasher, and washing machine).







## THREE DOUBLE BEDROOMS

with neutral decoration

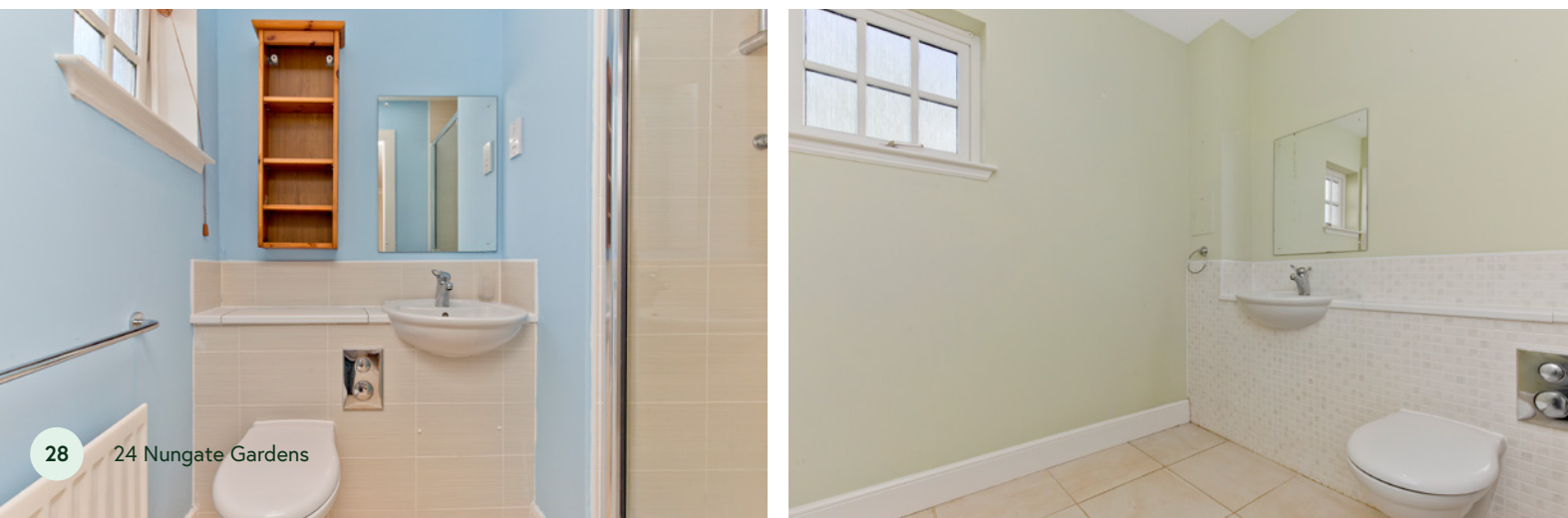
The three bedrooms are located on the first floor, off a landing with a double-door cupboard. Each room maintains the high standards of the home, pairing neutral decoration with soft fitted carpets. Furthermore, all three bedrooms are spacious and airy, with the benefit of built-in wardrobes to maximise the useable floorspace. The large principal suite has the added advantage of an extra wardrobe and French doors opening out onto a private balcony with views over the community. It also has the luxury of an en-suite shower room.



## THE BATHROOMS

In addition to a ground-floor WC, there is also the principal bedrooms' contemporary en-suite shower room and a quality family bathroom, both located on the first floor and with matching designs (pairing premium tile work with light blue décor). The family bathroom further boasts a four-piece suite, comprised of a hidden-cistern toilet, a floating washbasin, a bath, and a separate shower cubicle.

Gas central heating and double-glazed windows throughout ensure a comfortable and efficient living environment all year round, along with underfloor heating in the dining room and WC.





# SUBSTANTIAL, SOUTH-FACING REAR GARDEN

with a suntrap aspect



**T**he home offers an abundance of outdoor space, with a substantial garden that wraps around the south-facing rear of the property to the east-facing side – a desirable aspect that captures sun throughout the entire day. The garden is fully enclosed for the safety of families and it offers excellent privacy too. Furthermore, it is tiered and carefully landscaped, with neat patio areas and sweeping lawns, dotted with mature trees and established planting. Private parking is provided by a driveway and an integral single garage, which enjoys direct access to the hall.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.





# 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.



# GARDEN STIRLING BURNET

————— We Are East Lothian —————

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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.