



5 CHALYBEATE, HADDINGTON
EAST LoTHIAN, EH41 4NX

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Nestled within a leafy cul-de-sac on the fringes of Haddington, this two-bedroom semi-detached bungalow enjoys a desirable country town address, just 40 minutes by car from central Edinburgh. It offers homely modern interiors with a tasteful neutral finish and is accompanied by two-car private parking and an enclosed south-facing garden that is easy to maintain.

The front entrance is at the side of the property, directly beside the driveway. It opens into a hall that houses useful built-in storage and flows into a comfortably carpeted reception room, which provides space for lounge seating and dining furniture. The living space is conveniently connected to the kitchen by a sliding door, with both areas facing southeast and filled with sunny natural light. The kitchen also offers garden access—handy for alfresco dining and entertaining in the warmer months. It is attractively appointed with classically styled cabinets in ivory white, framed by glossy bottle-green tiling. There is a recently integrated electric oven and hob with a hood, a freestanding washing machine and fridge freezer, and built-in storage for pantry items.

FEATURES

- Peaceful setting in desirable Haddington
- Semi-detached bungalow with tasteful modern décor
- Entrance hall with storage
- Southeast-facing living/dining room with kitchen access
- Sunny kitchen with garden access
- Two double bedrooms (one with storage)
- Bright shower room
- Secure south-facing rear garden with a shed
- Two-car private driveway and garden to the front
- Electric heating and double-glazing

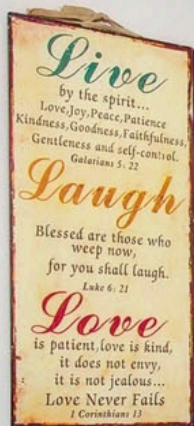




Two double bedrooms, with soft carpeting underfoot, are located at the other end of the interior and accessed from the hall. The larger bedroom provides incorporated storage and good floor space for furniture, whilst the second smaller room is currently set up as a snug. Finally, a bright, contemporary shower room, framed by partial aqua-panelling and wood-toned flooring, has a WC, a basin vanity unit, and a walk-in shower enclosure. The property has modern electrical heating and is fully double-glazed.

Externally, there are low-maintenance gardens to the front and the rear. The fully enclosed rear garden is a lovely sun-filled space for outdoor relaxation equipped with a shed for extra storage. A tandem driveway at the front of the bungalow provides convenient private parking for two cars. Extras: The sale includes all fitted floor covering, blinds, and integrated/freestanding kitchen appliances.







Haddington, East Lothian

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels and a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sports Centre (with two swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.







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HOUSE SALES

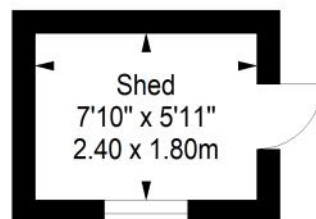
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

FLOORPLAN

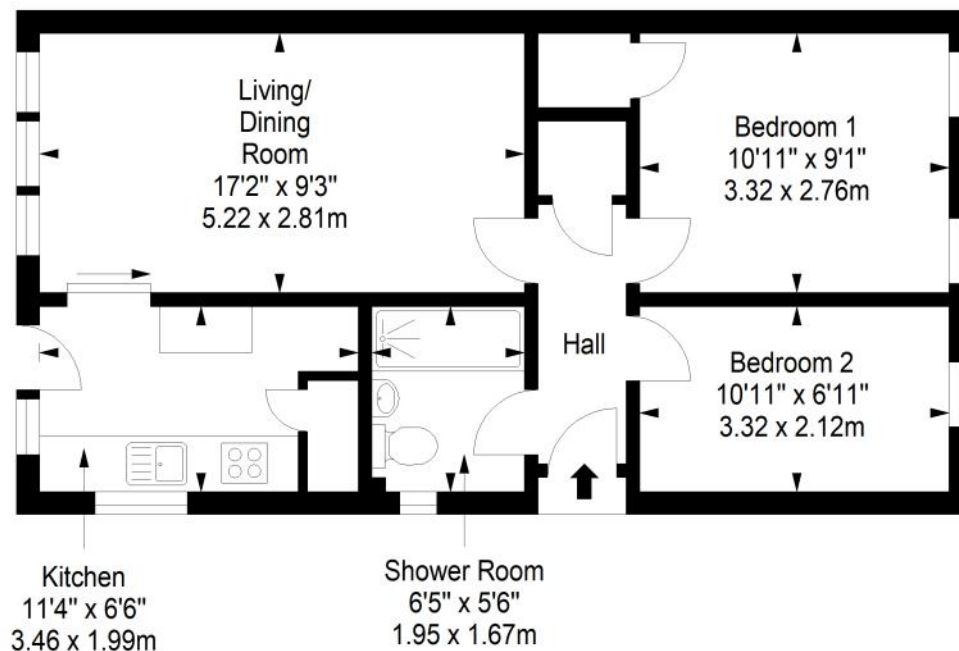
Shed

Approx. 4.3 sq. metres (46.3 sq. feet)



Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 52.7 sq. metres (567.3 sq. feet)