



38 GATESIDE AVENUE
HADDINGTON, EAST LoTHIAN, EH41 3SD



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This modern two-bedroom semi-detached house is an immaculate residence that is brought to market in true walk-in condition. It features freshly decorated interiors, a quality dining kitchen and three-piece bathroom, as well as private parking and a suntrap rear garden. The plot also has scope for a two-storey side extension to convert it to a three/four-bedroom residence with additional living space. Set on a cul-de-sac on the rural edge of Haddington, the home forms part of a popular modern development that has schools, amenities, supermarkets, and transport links all close by.

Inside, you are greeted by an entrance hall that flows left into the living room. Here, crisp white décor creates a sought-after blank canvas allowing you to easily add your own stamp, whilst new carpeting ensures a comfortable environment for daily use. This reception area is brightly illuminated by a trio of windows and it offers plenty of room for an assortment of furnishings and configurations. Next door, the dining kitchen spans the entire width of the property to provide ample space for dinner parties. It continues the neutral palette, adding a wood-toned floor for ease of cleaning and convenience. It also features modern cabinets in white and stone-inspired worktops that seamlessly blend with the matching splashback panels. Further built-in storage and garden access finish the space

FEATURES

- A semi-detached house in walk-in condition
- Part of a popular modern development
- Situated in the market town of Haddington
- Freshly decorated interiors and new carpets
- Welcoming entrance hall
- Bright and spacious living room
- Modern dining kitchen with garden access
- Two double bedrooms (one with generous storage)
- Modern bathroom with overhead shower
- Well-maintained front and rear gardens
- Summerhouse and garden shed included
- Private driveway and allocated parking space
- Gas central heating and double glazing

Virtually staged by Property Studio





Upstairs, a naturally-lit landing leads to the two double bedrooms, both of which echo the pristine aesthetic of the living area. The principal bedroom has the larger footprint, a built-in wardrobe and additional storage, whereas the second bedroom enjoys an airy southeast-facing aspect. A modern bathroom (installed two and a half years ago) finishes the accommodation, including an overhead shower. Gas central heating, via a new boiler installed two and half years ago, and double glazing ensure year-round comfort. Outside, the home has a neat front garden and a fully-enclosed rear garden. The latter is perfect for summer entertaining. It has a southeast-facing aspect and enjoys a large lawn and a patio. It also comes with a summerhouse and a shed for storage. A private front driveway and allocated parking space, ensure ample off-road parking.

Extras: all fitted floor coverings, light fittings, integrated oven and ceramic hob, a fridge/freezer, and a washing machine to be included. Note: two images have been virtually staged for display purposes.







Haddington, East Lothian

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre 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, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town.

East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports 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.

Haddington offers a range of state and independent schools for early years, primary, and secondary education.

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.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

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HOUSE SALES

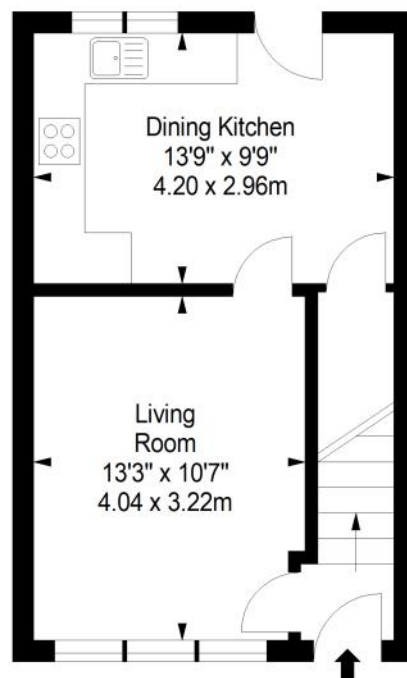
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

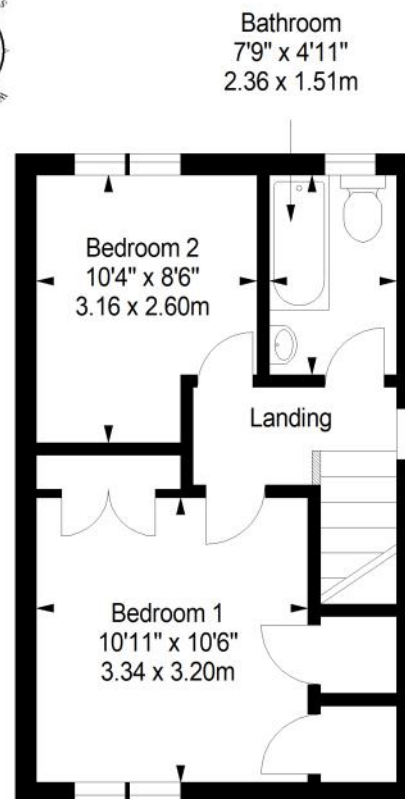
Ground Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



First Floor

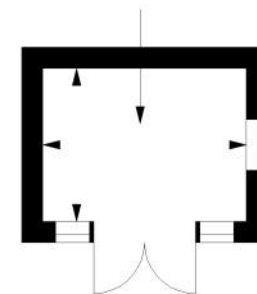
Approx. 30.3 sq. metres (326.1 sq. feet)



Summer House

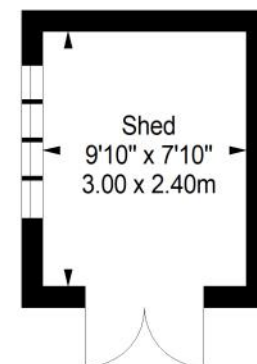
Approx. 4.3 sq. metres (46.2 sq. feet)

Summer House
 7'10" x 5'11"
 2.40 x 1.80m



Shed

Approx. 7.2 sq. metres (77.5 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)