



**8 GARLETON DRIVE**  
HADDINGTON, EAST LoTHIAN, EH41 3BL



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EPC  
RATING

TBC

COUNCIL  
TAX BAND

TBC





This semi-detached house in Haddington enjoys attractive, modern interiors and neutral décor, and it offers two bedrooms, a good-sized living room, a dining kitchen, and a shower room – ideally proportioned accommodation for first-time buyers, small families, professionals, couples, and rental investors alike. Externally, it is accompanied by front and rear gardens and a private driveway.

The home's main entrance is tucked to the side of the property, opening into a hall that leads into the living room straight ahead. Here, neutral décor is enhanced by elegant accent wallpaper and rich wood-styled flooring, whilst a wall-set fireplace (flanked by a recess with display shelving and storage) creates a warming focal point around which furniture can be arranged. A door from the living room opens into the kitchen, where attractive, cream-coloured wall and base cabinets are framed by spacious worktops and splashback tiling, with integrated appliances comprising an oven, an electric hob (with a splashback panel), and an extractor hood. Provision is also made for freestanding and undercounter appliances, and the kitchen offers space for a seated dining area, whilst also incorporating an under-stair storage cupboard and affording access to the garden.

## FEATURES

- Semi-detached house in Haddington
- Well-presented, modern interiors
- Entrance hall
- Good-sized living room
- Attractive dining kitchen
- Two double bedrooms with built-in storage
- Stylish shower room
- Front and rear gardens
- Private side driveway
- Gas central heating and double glazing









On the first floor, a naturally lit landing leads to two bedrooms and a shower room. The bedrooms are both good-sized doubles that are supplemented by built-in storage, with both also enjoying tasteful décor and fitted carpets for optimum comfort underfoot. Finally, the modern shower room comprises a large shower enclosure, a WC-suite, and wall-mounted storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is supplemented by a lawned front garden with leafy shrubs and a neat hedge, as well as a rear garden with a lawn, paved and gravelled areas, and a shed for outdoor storage. Off-street parking is provided by a private side driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.











## Haddington

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.









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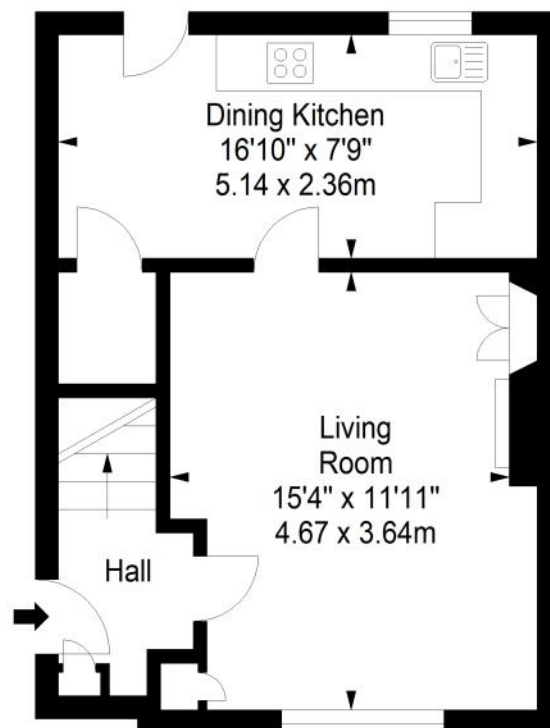
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If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive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

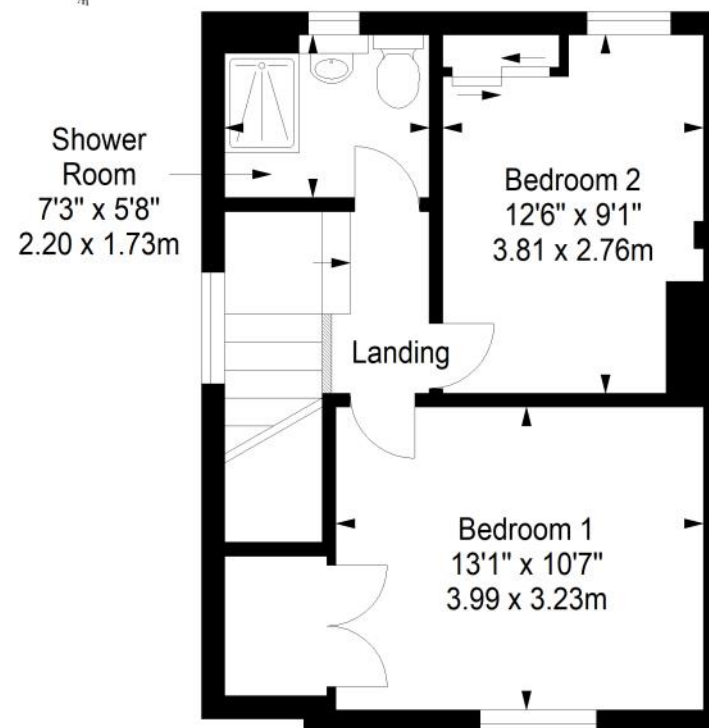
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

**Ground Floor**  
 Approx. 37.2 sq. metres (400.4 sq. feet)



**First Floor**  
 Approx. 37.0 sq. metres (398.3 sq. feet)



**Total area: approx. 74.2 sq. metres (798.7 sq. feet)**