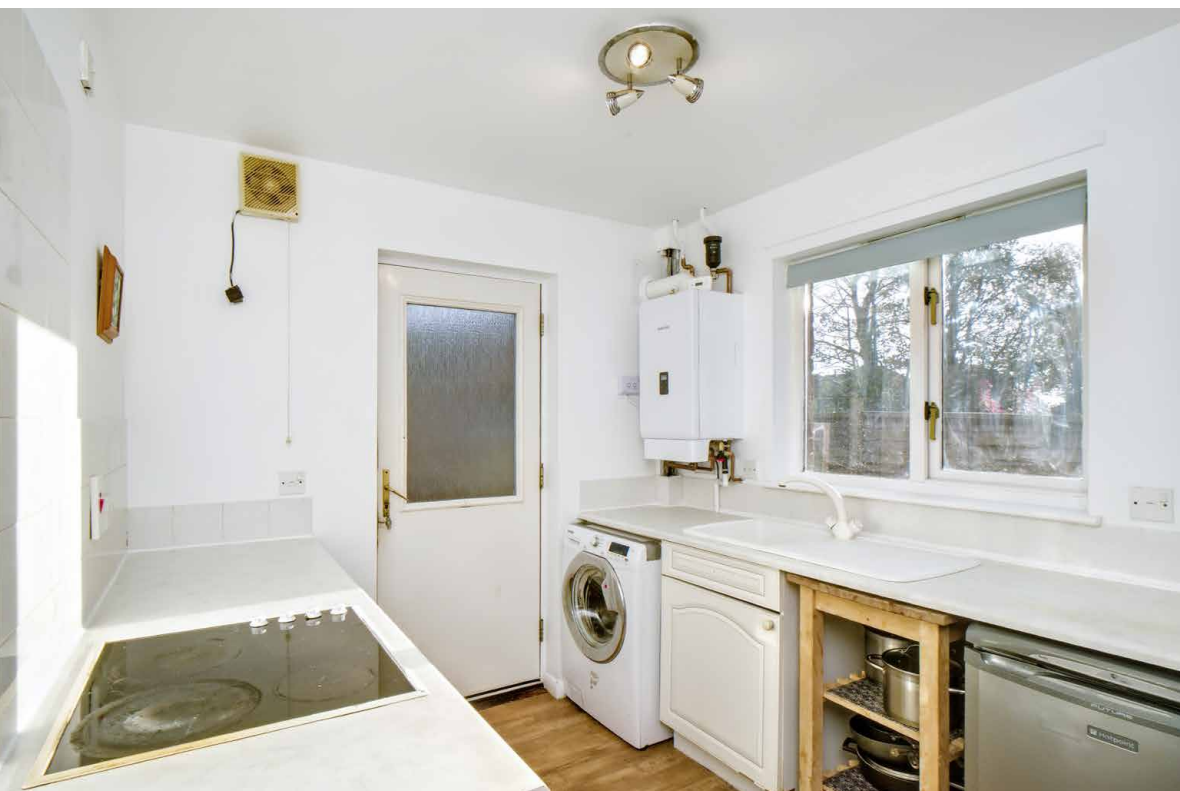




25 Gateside Avenue

Haddington, East Lothian, EH41 3SE

kw SCOTLAND
KELLERWILLIAMS®



Property Summary

Offering an ideal family home in sought-after Haddington, this modern three-bedroom semi-detached house boasts bright interiors with an easily adaptable neutral finish. These include an open-plan living/ dining room flowing into a kitchen with access to the secure rear garden and, for added practicality, a family bathroom and a handy second WC. Completing the package is a generous multi-vehicle driveway leading to a detached single garage. The property's peaceful setting is less than two miles from the town centre and local schools, while also offering swift access to the A1 for commuting, with Edinburgh just a 40-minute drive away.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.

Features

- Peaceful market-town location
- Modern semi-detached house with bright, neutral interiors
- Entrance hall with handy WC
- Two reception areas, open-plan and leading to:
- Kitchen with garden and hall access
- Two double bedrooms (one with storage)
- One single bedroom or an ideal study
- Bathroom with shower-over-bath
- Low-maintenance gardens (secure at the rear)
- Generous private driveway and detached single garage
- Gas central heating and double glazing
- EPC Rating - TBC



kw

“An ideal family home in sought-after Haddington.”







kw

“Bright interiors with an easily adaptable neutral finish.”

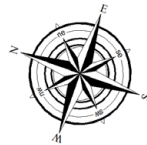
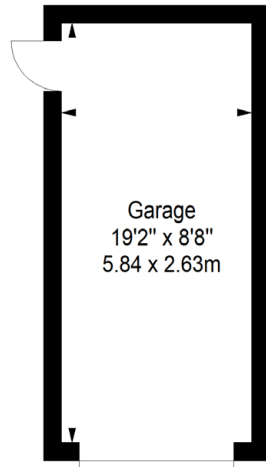




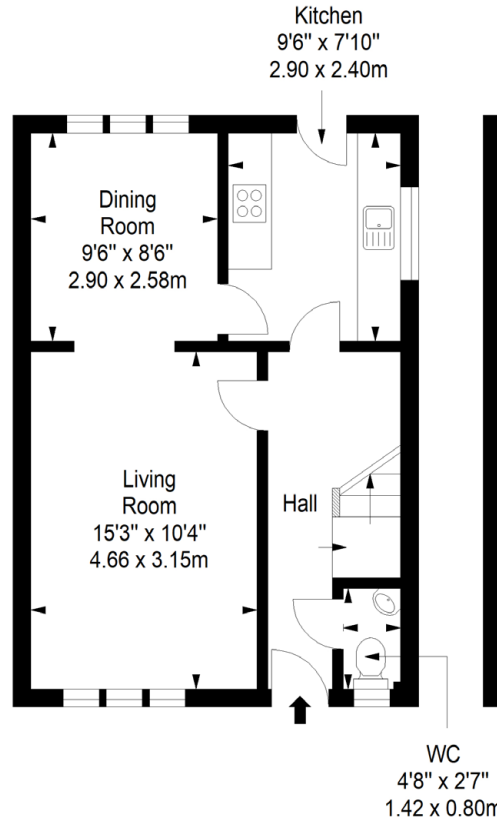


Floorplan

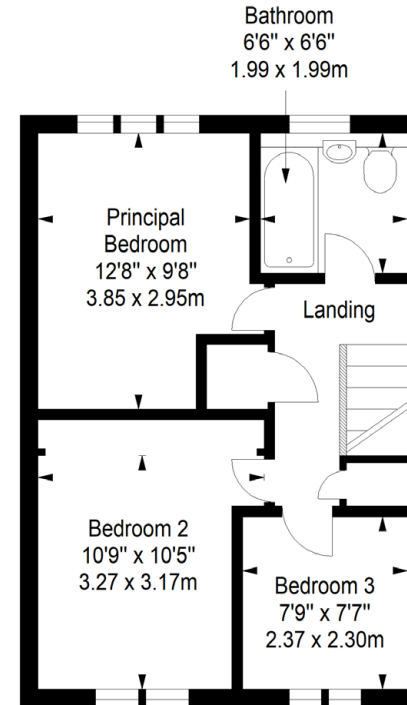
Garage
Approx. 15.4 sq. metres (165.8 sq. feet)



Ground Floor
Approx. 39.9 sq. metres (429.5 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

david.todd@kwuk.com
www.kwuk.com

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

kw SCOTLAND
KELLERWILLIAMS®