

COULTERS[©]

26 GATESIDE AVENUE

HADDINGTON, EAST LoTHIAN, EH41 3SD

 4 BED

 3 BATH

 3 PUBLIC



TAKE A LOOK INSIDE

Modern extended detached home with an appealing and flexible layout. Presented in excellent condition throughout with light decoration and ample living space. Set in an established mature development close to amenities and transport links.


Situated on a corner plot there is a large driveway combined with an area of garden to the front and side. The rear garden is fully enclosed with excellent privacy, benefitting from a useful shed, patio and astro turf providing a low maintenance sheltered space to enjoy.

The property is double glazed throughout with gas central heating.

KEY FEATURES


 Extended detached house with appealing layout

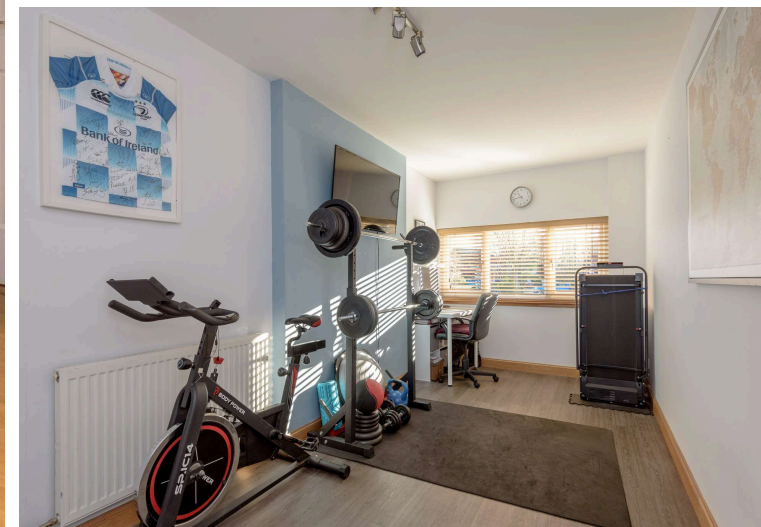
 Four bedrooms, two with en suites

 Enclosed garden with excellent privacy

 Large driveway to front

 Established residential development

 Close to transport links and amenities



The accommodation arranged over two floors comprises - welcoming entrance hall; cloakroom with WC; bright sitting room with box bay window; generous kitchen/dining/family room which is fitted with an excellent selection of fitted units, a breakfast bar area and ample room for dining and relaxing, patio doors give direct access to the garden; large utility with further storage and a useful further living room which is currently used as a home office/gym.

On the first floor - principal bedroom with fitted wardrobes and en suite shower room; double bedroom 2 with en suite shower room; two further bedrooms and family bathroom.





THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite.

The town's thriving centre provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

EXTRAS

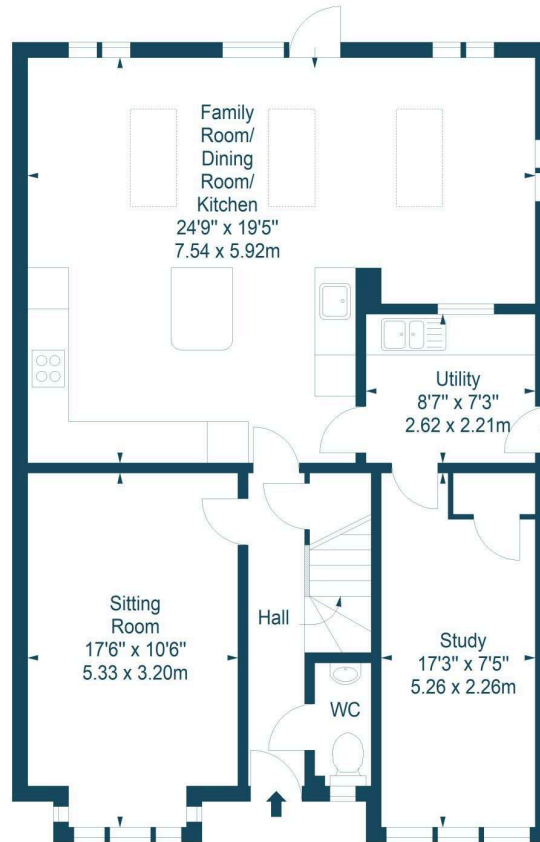
The fitted floorcoverings, curtains, blinds, light fittings and integrated appliances throughout are included in the sale price.



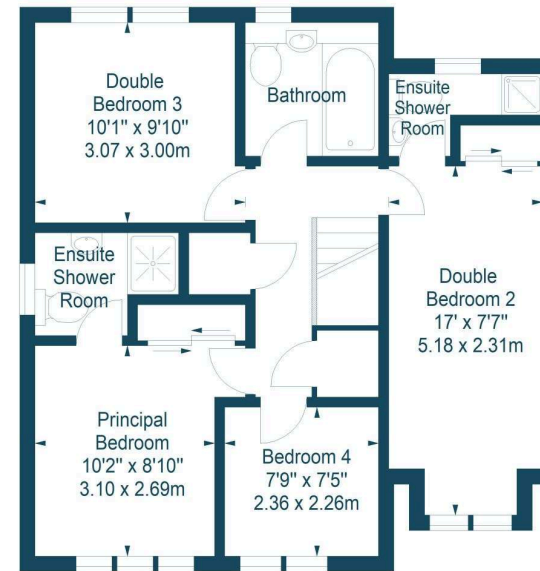
Gateside Avenue,
Haddington,
East Lothian, EH41 3SD



Approx. Gross Internal Area
1505 Sq Ft - 139.81 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.