

COULTERS<sup>©</sup>

# 31 ALDERSTON GARDENS

HADDINGTON, EAST LoTHIAN, EH41 3RY

 5 BED  4 BATH  3 PUBLIC





## TAKE A LOOK INSIDE

An exceptionally spacious five-bedroom detached family home, quietly nestled within a highly sought-after and exclusive estate in the popular town of Haddington. The property is thoughtfully designed and beautifully presented throughout allowing for flexible family living.

It benefits from a large, West-facing rear garden, ensuring excellent privacy and to the front there is a driveway and a double garage, offering generous off-street parking and storage.

## KEY FEATURES



Detached family home



Five double bedrooms, three with ensuite



Private enclosed garden to the rear



Driveway and double garage



Within a short walk of all local amenities



Small established development



EPC Rating - C



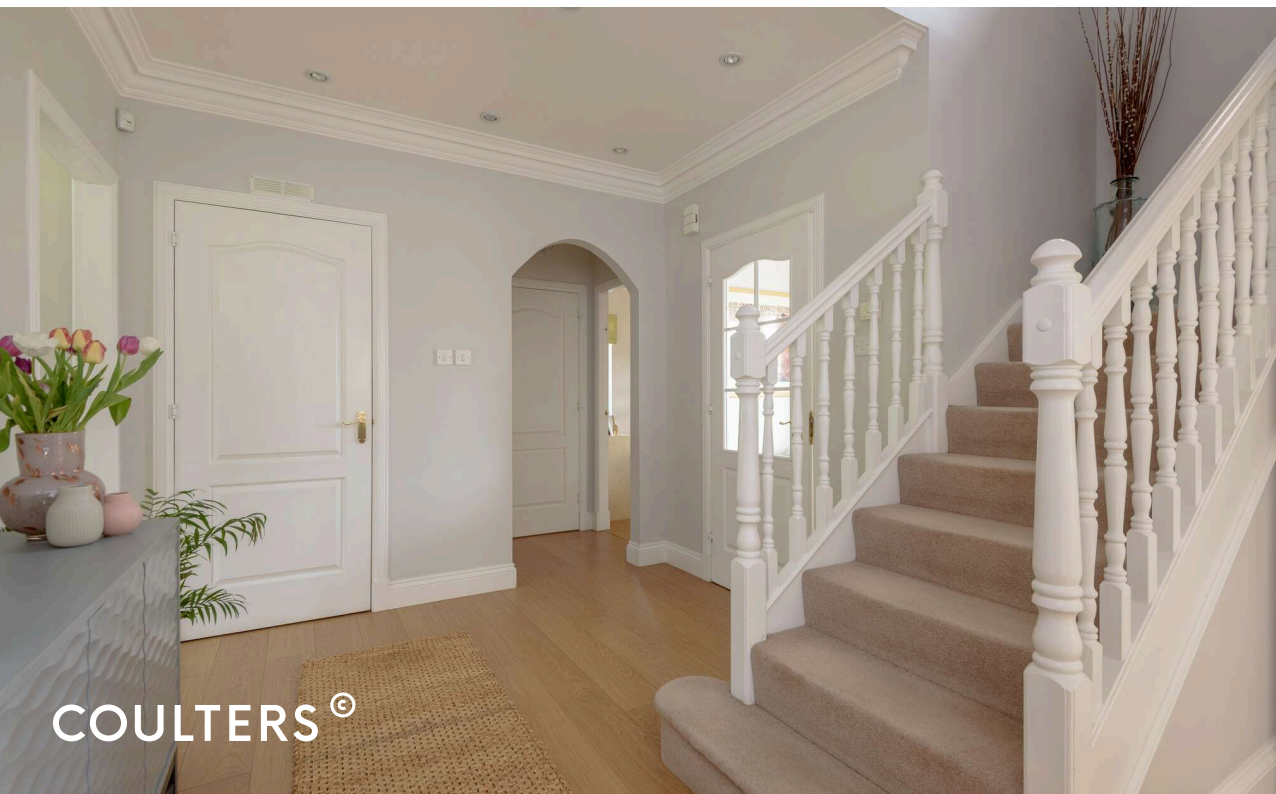
Council Tax Band - G





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## MORE INFORMATION

The accommodation comprises; welcoming entrance hallway with convenient WC; newly renovated high specification kitchen with double eye level oven, induction hob and island offering a focal entertaining point and ample storage; utility room with direct access to the rear garden; versatile study; family/dining room offering further flexibility of use, and a light filled sitting room with double aspect windows.

On the first floor a large open landing leads to four generous double bedrooms, all with fitted wardrobes, and two of which have en-suites; and a family bathroom with three piece suite and separate shower.

On the second floor a large double bedroom with en suite bathroom completes the accommodation.

There is additional attic storage, double glazing throughout and gas central heating.

### EXTRAS

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

The factor is Charles White with an approximate annual fee of £420.













## 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 local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. 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 High Street and main thoroughfare 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.

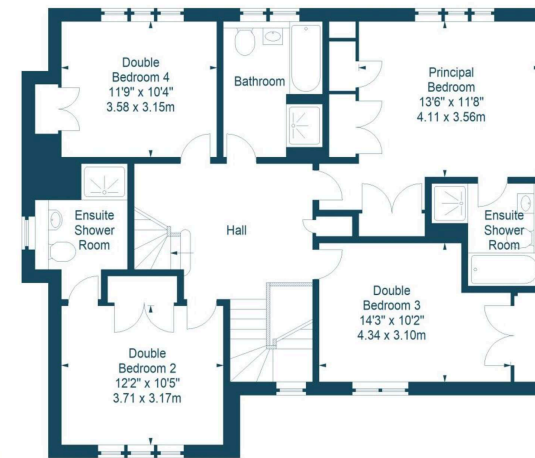
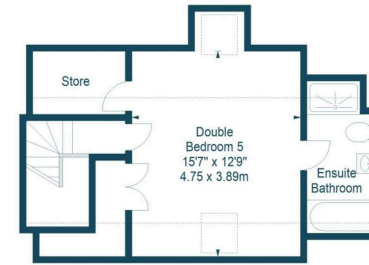
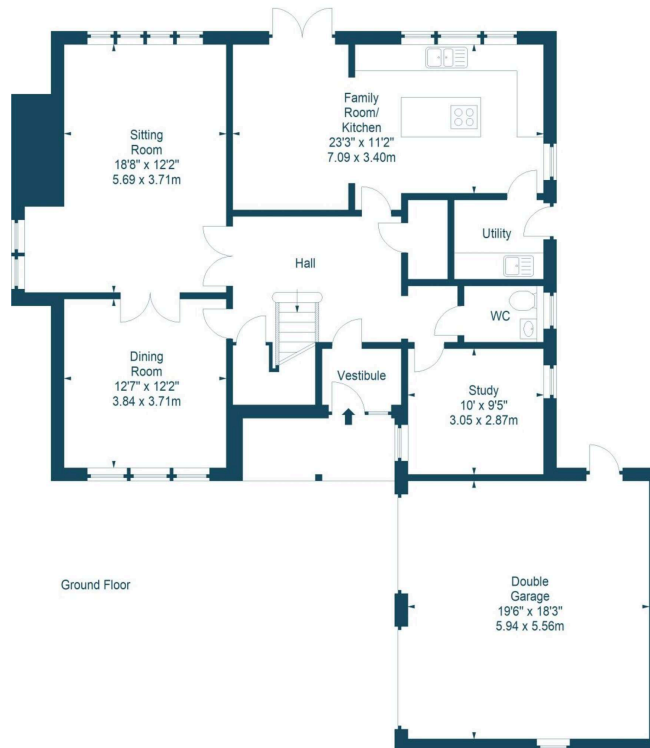
Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

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.

Alderston Gardens,  
Haddington,  
East Lothian, EH41 3RY



Approx. Gross Internal Area  
2583 Sq Ft - 239.96 Sq M  
Garage  
Approx. Gross Internal Area  
365 Sq Ft - 33.91 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH



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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.