

COULTERS[©]

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5 WEST GARLETON HOLDINGS

HADDINGTON, EAST LoTHIAN, EH41 3SL

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Peacefully nestled within delightful, mature garden grounds, 5 West Garleton Holdings presents a rare opportunity to acquire a charming detached family home, complete with a range of versatile outbuildings and sweeping views of the Lammermuir Hills.

Set amidst beautifully maintained wrap-around gardens, this wonderful home offers a perfect blend of countryside tranquillity and easy access to the nearby market town of Haddington.



The outdoor space is a true highlight, featuring a wood burning hot tub, brick-built BBQ, productive vegetable patch, decked seating area, garden shed, and uninterrupted open views across rolling farmland.

Travel Directions: What3Words - [///pylon.vowel.booth](https://www.what3words.com/#!/pylon.vowel.booth)



KEY FEATURES



Detached family home



Four bedrooms, one with ensuite



Private wrap around garden



Driveway for multiple cars



Idyllic countryside setting



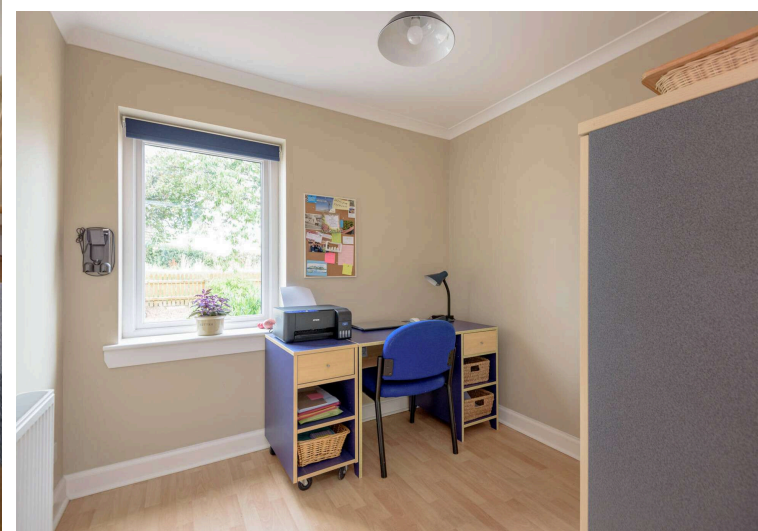
Substantial outbuildings



Solar Panels



Council Tax Band - G



The spacious and flexible accommodation is arranged over two floors and thoughtfully designed for modern living. On the ground floor, a welcoming entrance hallway offers generous storage. The bright and comfortable sitting room benefits from a gas fire and open views, while the stylish breakfasting kitchen features a gas range cooker, breakfast bar, and a range of fitted units. A separate utility room adds practicality.

The heart of the home is the expansive family room which provides a light-filled space with a wood-burning stove, sliding doors to the garden, and spectacular outlook across the surrounding countryside. Also on the ground floor are a double bedroom with built-in storage, a modern shower room, and a useful study/bedroom 4.





MORE INFORMATION

Upstairs, the principal bedroom includes fitted double wardrobes, Velux windows, and a contemporary en-suite shower room. A further generously sized double bedroom with Velux windows completes the upper level.

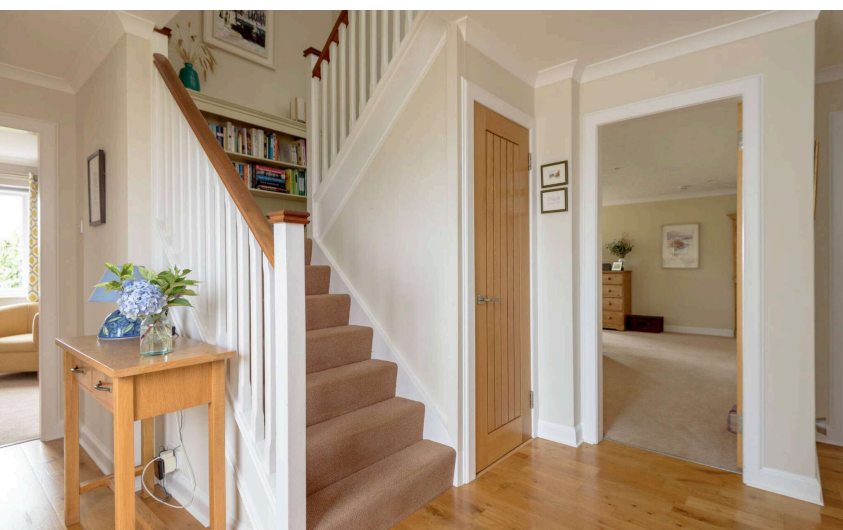
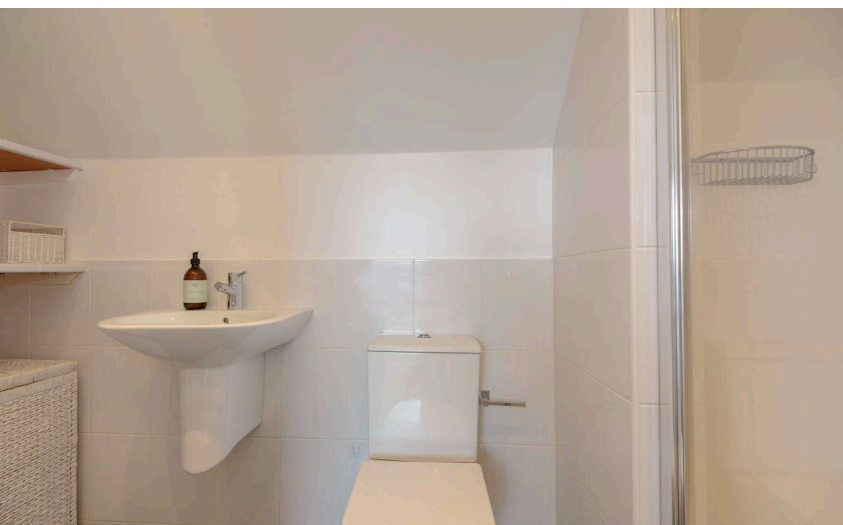
In addition to the main house, there is a collection of substantial outbuildings which include three large buildings, all connected to electricity. One formerly used as a garage and featuring a plumbed WC and external power washer; plus a Portacabin equipped with heating, electricity, and a toilet, offering significant potential for a variety of uses such as workshops, home businesses, or development (subject to permissions).

Heating is provided by a biomass boiler, serviced twice yearly, and the home is further enhanced by solar panels delivering efficient and sustainable energy.

FUNDING

Please note that as this is a mixed use site there is no Home Report requirement, therefore funding must be obtained via commercial funding or cash.









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. 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, which is a short walk away from 9 Station Avenue, 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

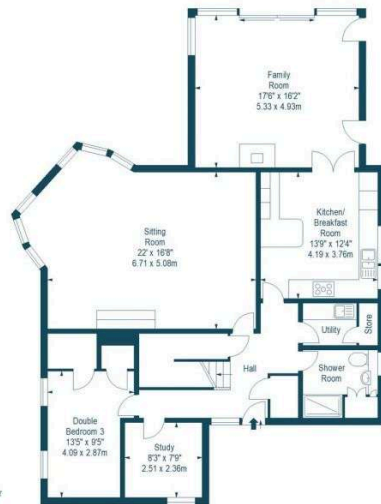
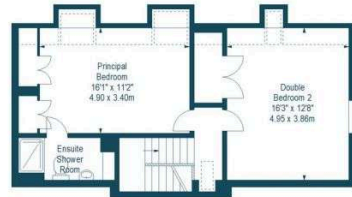
Light fittings, integrated kitchen appliances - sold as seen, fitted carpets and blinds are included in the sale. Free standing white goods not included.

ASKING PRICE: Offers Over £725,000

West Garleton Holdings,
Haddington,
East Lothian, EH41 3SL



Approx. Gross Internal Area
1588 Sq Ft - 184.69 Sq M
Out Building
Approx. Gross Internal Area
5229 Sq Ft - 483.92 Sq M
For identification only. Not to scale.
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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.