



18 Nungate Gardens
HADDINGTON | EH41 4EE


warners
solicitors & estate agents



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Warners are delighted to present this exceptional three-bedroom terraced home, forming part of a prestigious Cala development within easy walking distance of Haddington town centre. Upgraded by the current owners to an exceptional standard, this impressive home combines generous family accommodation with stylish contemporary finishes and excellent outdoor space. A welcoming vestibule with WC leads to the reception hallway and into the bright open-plan living/dining room, which provides an excellent space for relaxing and entertaining. French doors open directly onto the landscaped rear garden, featuring composite decking and direct access to the separate single garage. The stunning kitchen/breakfast room is a particular highlight, fitted with floor-to-ceiling contemporary cabinetry, integrated appliances and a central cooking island with breakfast bar. Kickboard mood lighting and a triple window overlooking the garden complete this impressive space. Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room with walk-in shower and waterfall-style fitting. Two further double bedrooms, both with fitted wardrobes, are served by a fully tiled family bathroom with a stylish three-piece suite and Jacuzzi bath. A lovely balcony terrace, accessed directly from the upper landing, provides an additional outdoor space and pleasant spot to sit and relax. The enclosed rear garden has been thoughtfully landscaped over tiers, incorporating composite decking and providing an ideal setting for outdoor dining and entertaining. Further benefits include gas central heating, double glazing and a separate single garage. Early viewing is highly recommended to appreciate the exceptional standard and superb location of this outstanding home.

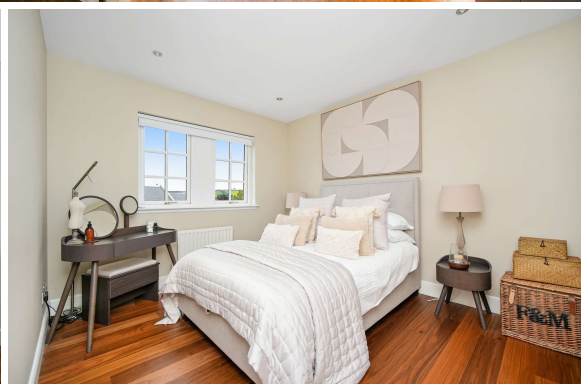
- Open plan living/dining room with French doors opening onto rear garden
- Vestibule with WC
- Inviting reception hall with under-stair storage
- Contemporary well-equipped kitchen/breakfast room with triple window to rear and comes with a full complement of integrated appliances and a central cooking island with breakfast bar.
- Master bedroom with fitted wardrobes and en-suite shower room
- Two further double bedrooms with fitted wardrobes
- Modern family bathroom with stylish three-piece suite, Jacuzzi bath
- Balcony terrace, accessed directly from the upper landing
- Gas central heating and double glazing
- Enclosed low maintenance rear garden
- Garage

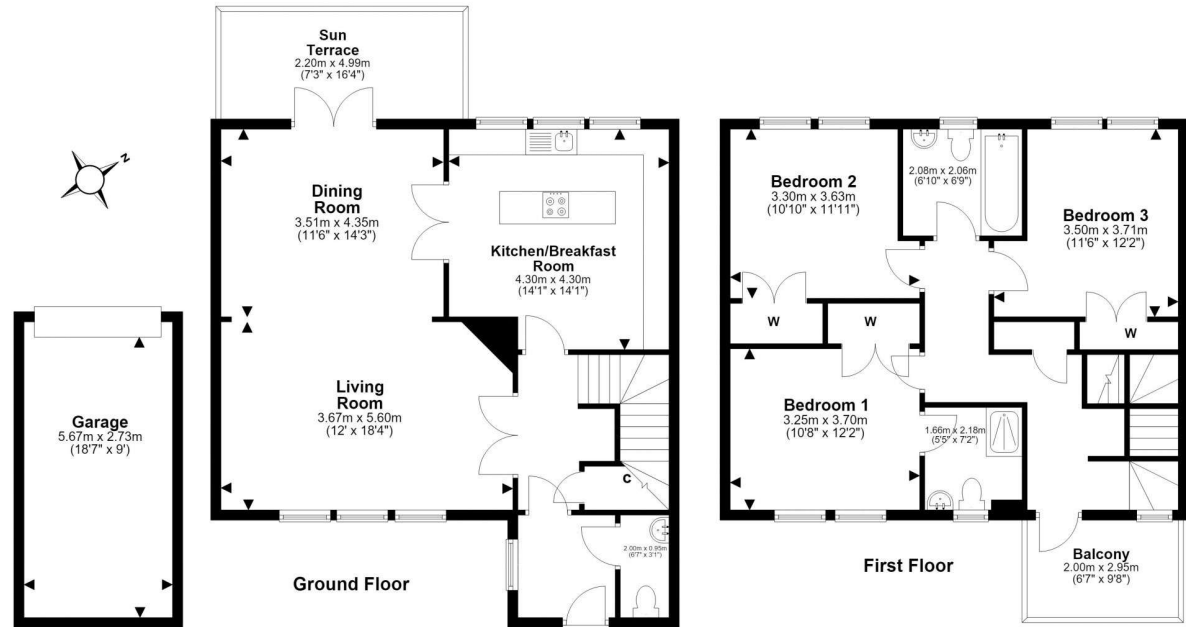
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances and fixtures will be included in the sale of the property. EPC: C. CT: F. Factoring: Approx. £53 P/M to Charles White.

The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green, in addition to a variety of clubs and organisations to cater for adults and children alike. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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