



17 NUNGATE GARDENS

Haddington, East Lothian, EH41 4EE



1

Public Room



3

Bedrooms



2

Bathrooms



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Set within a modern development in desirable Haddington, this three-bedroom terraced house offers bright, flexible accommodation with excellent private outdoor space and a double garage. The home enjoys a generous living/dining room with French doors to a sunny conservatory, creating an easy flow to the enclosed rear garden. A well-appointed kitchen, ground-floor WC, principal bedroom with en-suite shower room, two further bedrooms, and a family bathroom complete the interior. Externally, the property benefits from a private front terrace, an enclosed rear garden with greenhouse, and a separate double garage, all within easy reach of Haddington's amenities.







C

EPC
RATING

F

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Three-bedroom terraced house in Haddington
- Desirable setting close to town amenities
- Bright and spacious living/dining room
- French doors opening into a sunny conservatory
- Well-appointed kitchen
- Principal bedroom with en-suite shower room
- Two further flexible bedrooms
- Family bathroom and ground-floor WC
- Private front terrace seating area
- Enclosed rear garden with lawn and greenhouse
- Detached double garage







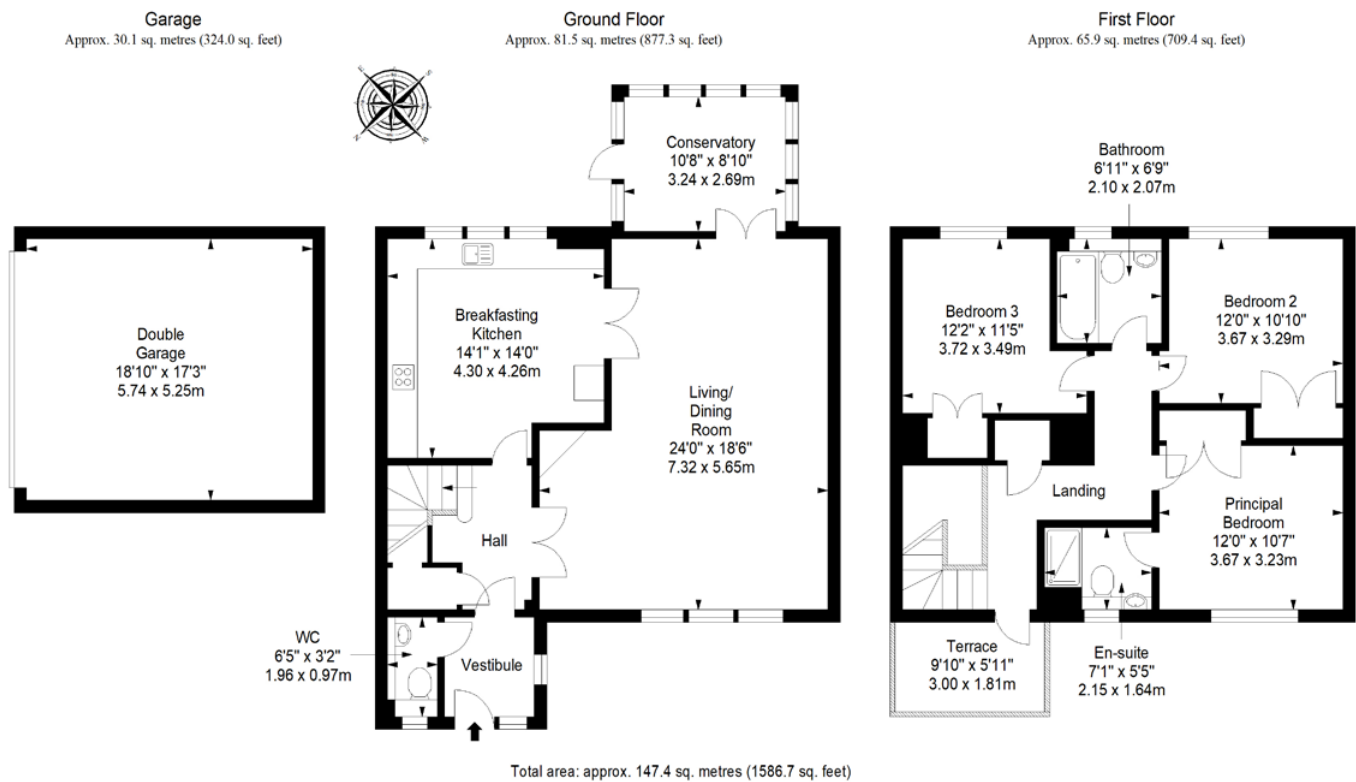


Extras: All fitted floor and window coverings and light fittings are included.



HADDINGTON, EAST LOTHIAN

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.



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