

COULTERS®



# 32 NUNGATE GARDENS

HADDINGTON, EAST LOTHIAN, EH41 4EE

3 BED

2 BATH

2 PUBLIC

## TAKE A LOOK INSIDE

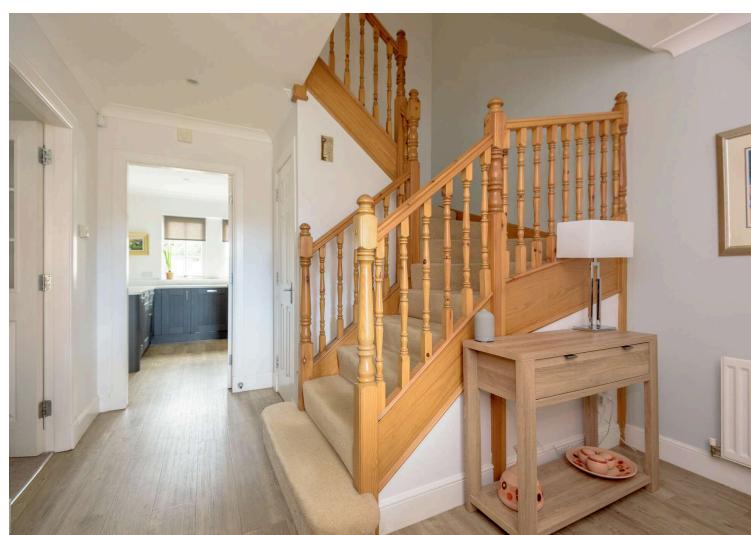


Forming part of a well established Cala development, 32 Nungate Gardens is an impressive three bedroom semi-detached house situated in the popular market town of Haddington, within easy reach of an excellent range of local amenities whilst also being within easy access of Edinburgh City Centre.

The beautifully presented property offers recently upgraded contemporary family accommodation, fitted with high quality fixtures and fittings throughout, and further benefits from a spacious private garden with a raised decked terrace, a detached garage, driveway parking and an EV charging point.

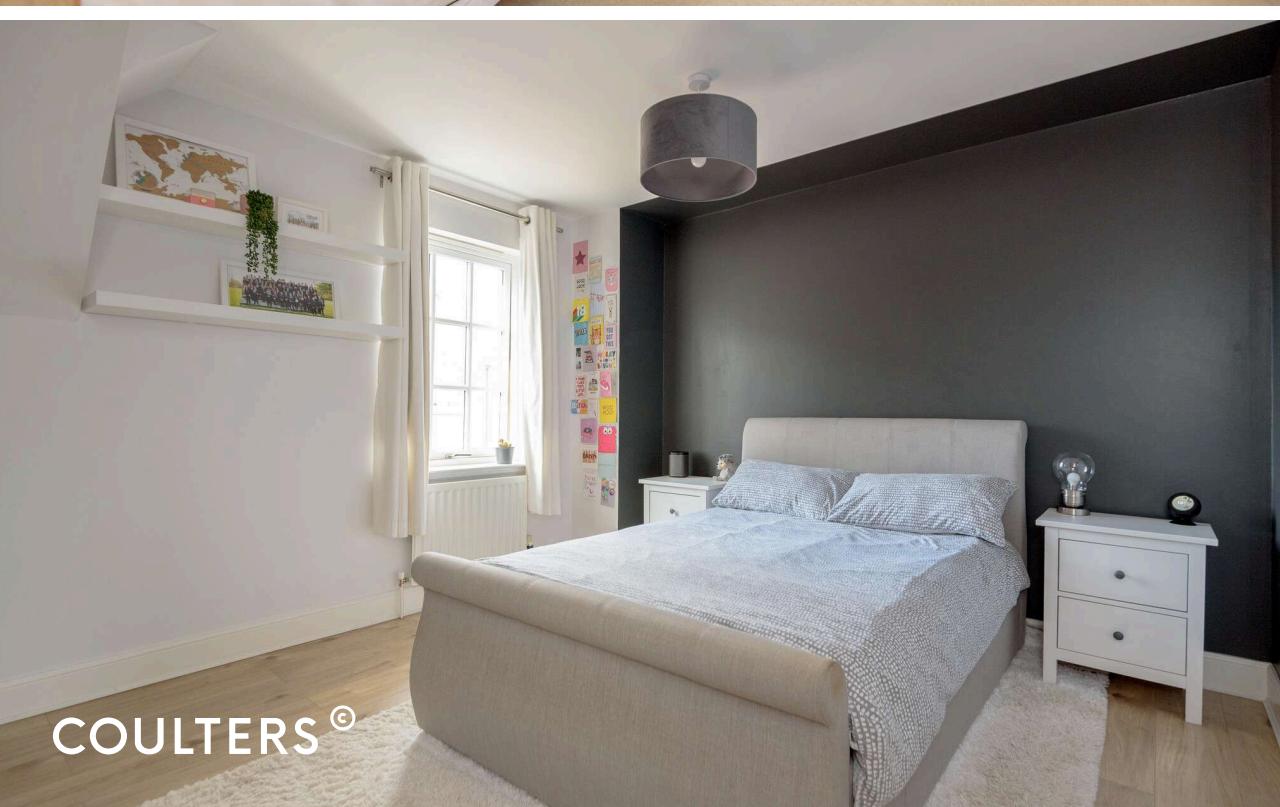
### KEY FEATURES

- Beautifully presented semi-detached modern house
- Three double bedrooms, two with en-suite
- Private front and rear gardens
- Detached garage and driveway with EVC point
- Peacefully located to close to local amenities
- Recently renovated contemporary accommodation
- EPC Rating - C
- Council Tax Band - F



Internally, the well proportioned accommodation comprises of an entrance vestibule opening to a welcoming hall with a cloakroom WC and under stair storage; a generous sitting room to the front with double doors leading to a spacious open plan kitchen/dining room fitted with a range of units and integrated appliances and French doors opening to a paved terrace and the rear garden.

A carpeted staircase leads to the first floor comprising of a principal bedroom with bespoke fitted wardrobes and an ensuite bathroom with a separate shower; double bedroom 2 with a built in wardrobe and a Jack and Jill shower room with a door leading to the landing with storage off; and double bedroom 3 also with a built in wardrobe.



## 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 easy reach of the property offers an Aldi, Home Bargain store, Starbucks and Costa Coffee amongst other retailers. 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 Longniddry 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

All fitted carpets, fitted floor coverings, blinds, light fittings, induction hob, double oven, fridge/freezer, dishwasher and the washing machine are included in the sale price.

The development is factored and maintained by Charles White, annual factoring costs are approximately £520 per annum.

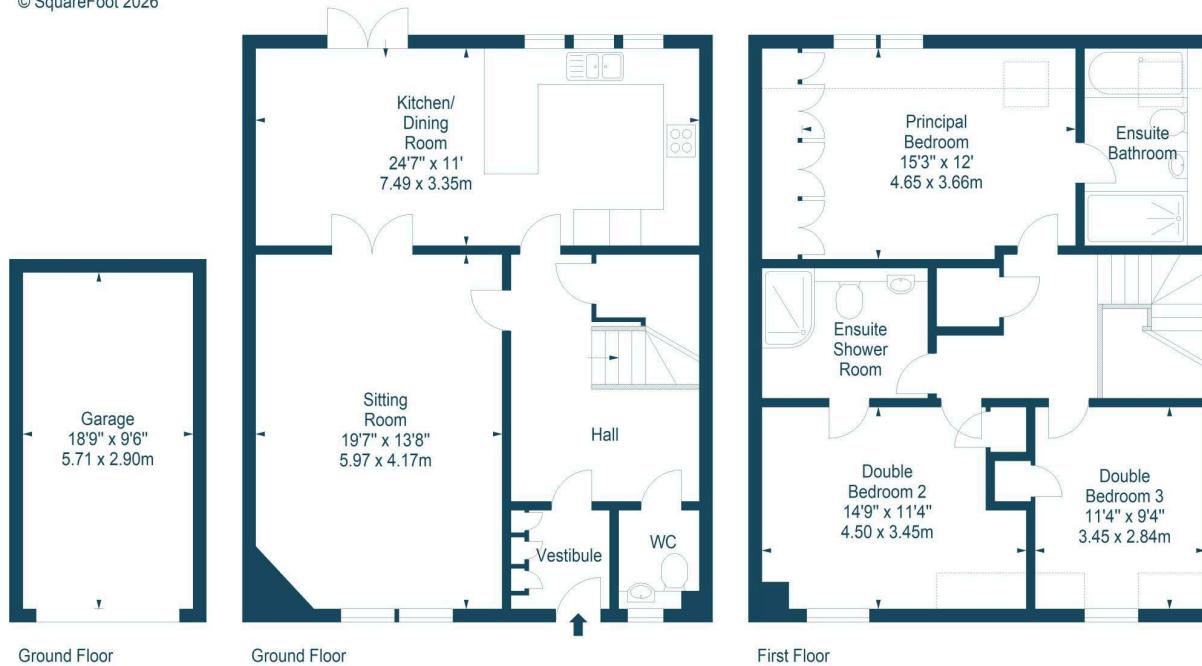
**HOME REPORT VALUATION: £430,000**



**Nungate Gardens,  
Haddington,  
East Lothian, EH41 4EE**



Approx. Gross Internal Area  
1546 Sq Ft - 143.62 Sq M  
Garage  
Approx. Gross Internal Area  
178 Sq Ft - 16.54 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.