

70 Gateside Avenue, Haddington, EH41 3SD



Description

Superb 3 bed semi-detached villa commanding an enviable setting cul-de-sac setting within an established residential estate yet conveniently placed for reliable everyday amenities such as shops, and road and bus links. The property has been lovingly enhanced by the current owners, stylishly combining tasteful contemporary interior and impressive finishes to create a beautiful home, ideal for a couple or family.

- Hallway with WC
- Spacious living room
- Ultra sleek kitchen/dining room featuring integrated appliances, built-in waste storage and high spec minerva worktops
- Two double bedrooms, one with fitted wardrobes
- Bedroom 3
- Bathroom consisting of a white suite and shower
- Attic storage
- Gas central heating and double glazing
- Enclosed sunny west-facing rear garden
- Driveway

Extras

The blinds, tv bracket, induction hob, oven, microwave, dishwasher, washer/dryer, fridge/freezer and garden shed are included in the sale.

EPC Rating: C



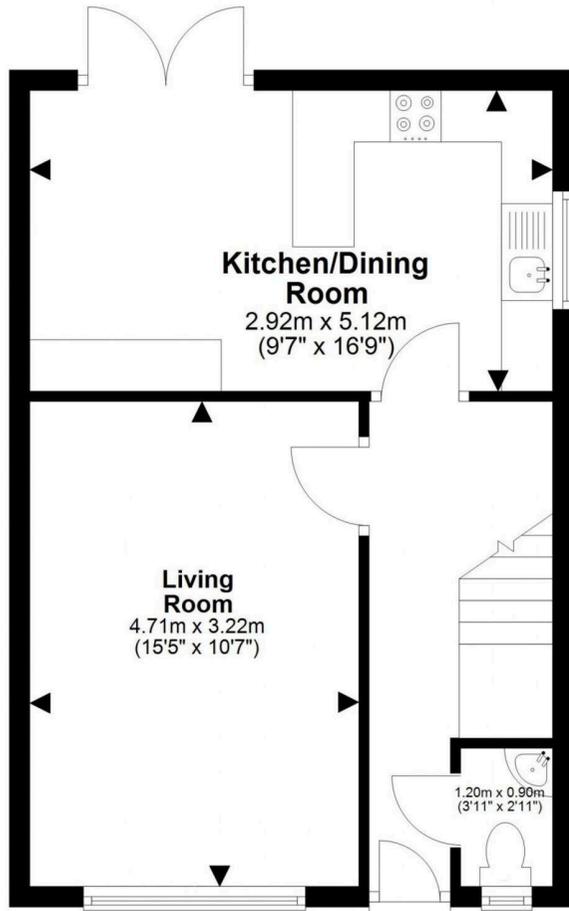
Location

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street and within Haddington itself, there is a range of supermarket shopping including a Tesco. A range of unique shops, eateries and popular brand stores are also within easy reach including the recently developed Haddington Retail Outlet. Schooling at both primary and secondary levels are both catered for within the town. There are several active sports clubs and a swimming pool. Pleasant walks are plentiful in the area and further afield towards the coast including Amisfield Wall Gardens, Gullane (where there is also a choice of highly regarded golf courses), North Berwick and Tantallon Castle. The A1 motorway is within easy reach offering quick and convenient access to the north and south along with a direct connection to the Edinburgh City By-Pass (A720). There are train stations in neighbouring villages with links to Edinburgh and London.

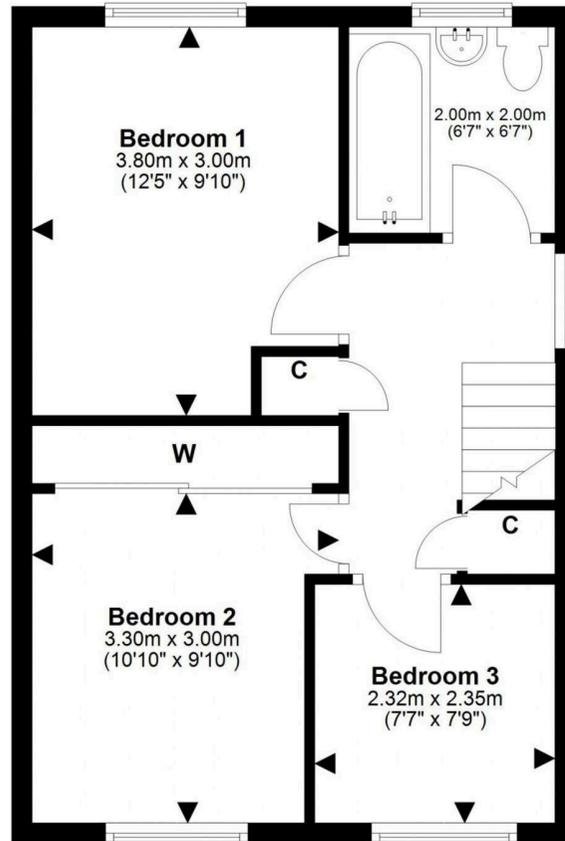
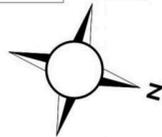
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Ground Floor



First Floor

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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

