

13 GAFFNEY GARDENS

Haddington, East Lothian, EH41 3DJ 2



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Built on the banks of the River Tyne, the Royal Burgh of Haddington has a wide range of amenities on its doorstep





Welcome to 13 GAFFNEY GARDENS

Desirably located in the charming town of Haddington, this spacious detached house offers a beautifully presented contemporary home, enjoying bright, thoughtfully styled interiors, a landscaped enclosed garden, an integral garage, and private driveway. It is perfectly suited to family living, boasting five bedrooms with storage – three with en-suite facilities, a four-piece bathroom and ground-floor WC, an elegant formal living room, and an impressive open-plan family/dining room and integrated breakfast kitchen with bi-folds onto the garden.

GENERAL FEATURES

Peaceful residential address in sought-after Haddington
 Bright, spacious detached home with family-friendly versatility
 Beautifully presented contemporary interiors
 Within easy reach of central amenities, schools, and commuter links
 EPC Rating - B | Council Tax band - G

ACCOMMODATION FEATURES

Inviting reception hall with storage and WC cloakroom
 Elegant west-facing living room with a contemporary electric fire
 Impressive open-plan family/dining room and integrated kitchen with breakfast island
 Garden-facing bi-folds from the kitchen for indoor-outdoor living
 Practical utility room with kitchen, garden, and garage access
 Principal suite with fitted dressing area and luxury en-suite bathroom
 Four further bedrooms, all with fitted storage
 Two en-suite shower rooms and a four-piece family bathroom

EXTERIOR FEATURES

Landscaped gardens with lawns, a seating deck and terrace, and play area
 Enclosed to the rear with tranquil leafy surroundings
 Private front driveway
 Integral double garage
 Alarm system and CCTV

PROPERTY NAME

13 Gaffney Gardens

LOCATION

Haddington, EH41 3DJ

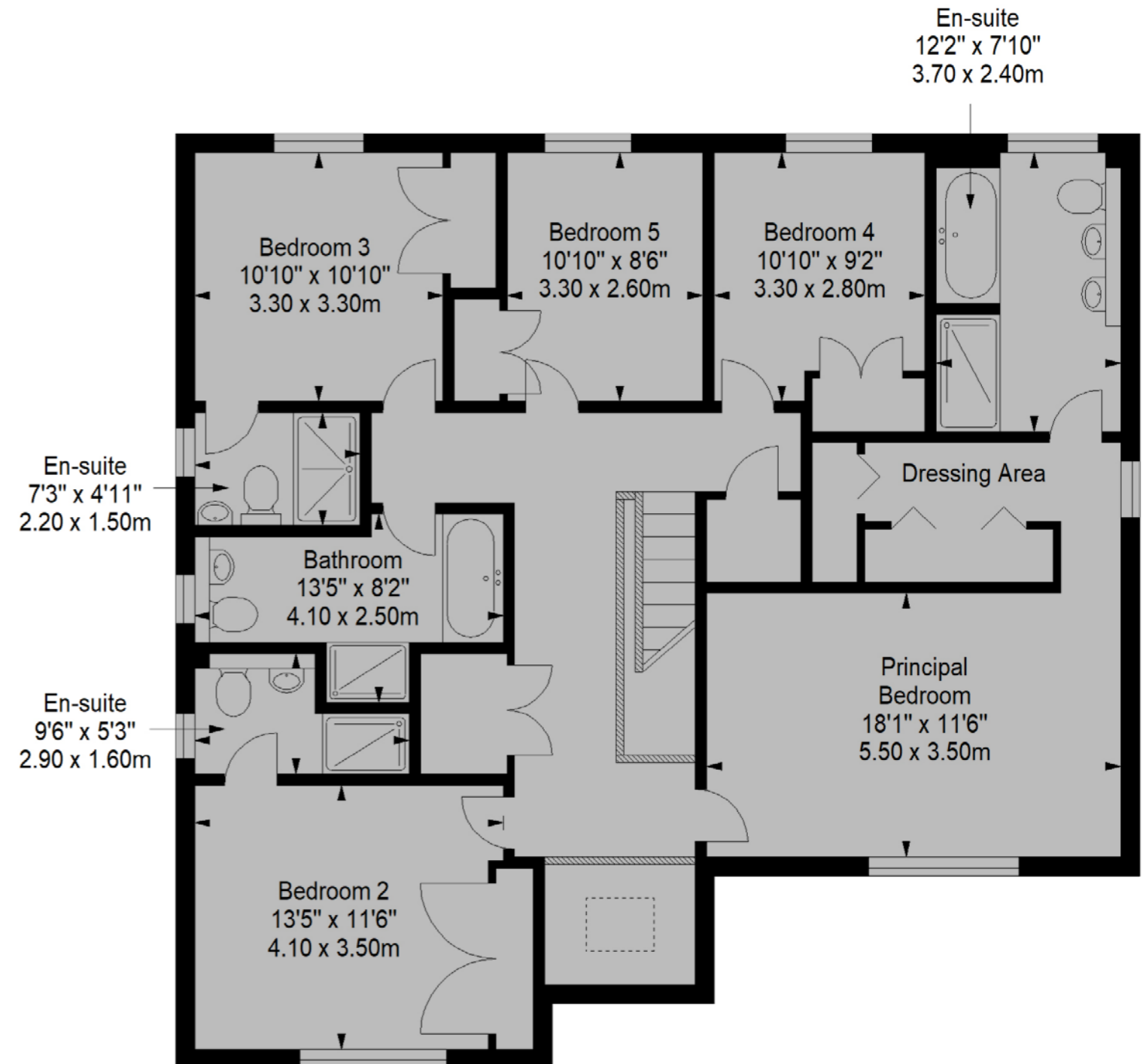
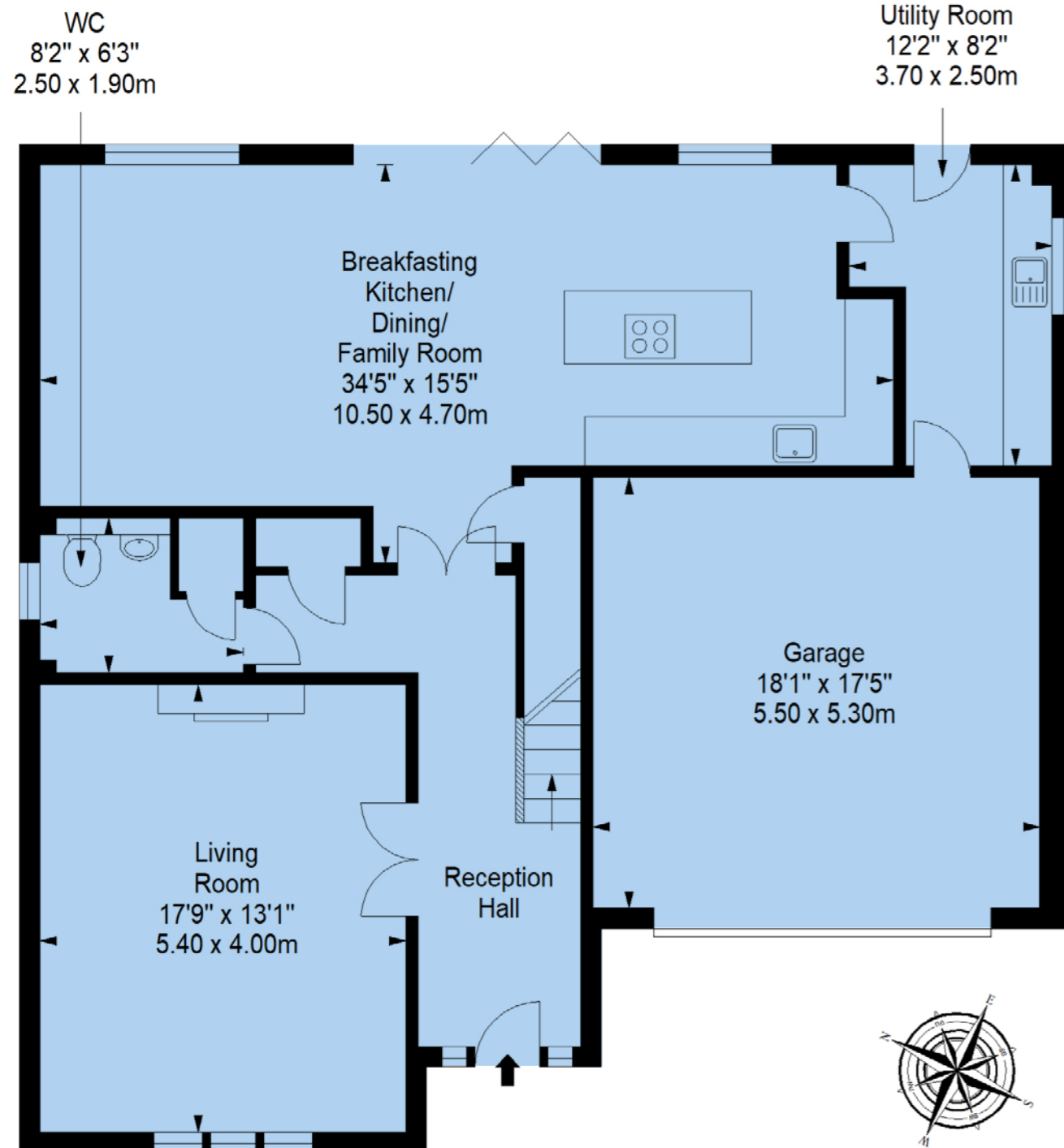
● GROUND-FLOOR

● FIRST-FLOOR

APPROXIMATE TOTAL AREA:

259.2 sq. metres (2790.1 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



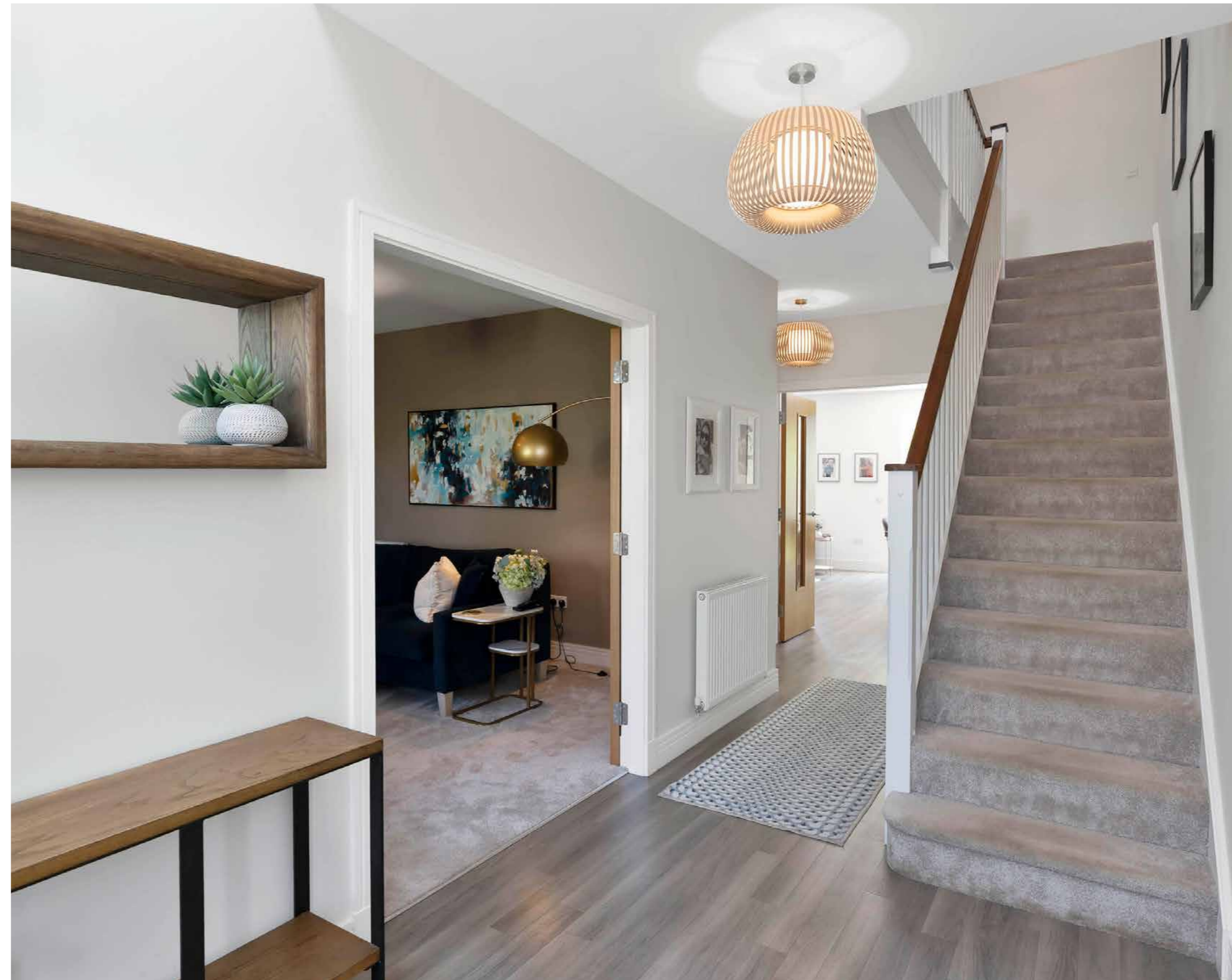
BEAUTIFUL CONTEMPORARY HOME

Gaffney Gardens forms part of a modern residential community, peacefully positioned just a few minutes' drive from Haddington's historic centre, local schools, and the A1 for swift commuting. Central Edinburgh is accessible in just over 30 minutes, and East Lothian's stunning coast and countryside are also easily reached from this highly sought-after market town.

Inviting reception hall with storage and WC cloakroom



The airy, naturally lit hall introduces the bright, well-proportioned accommodation to follow. Serving as an inviting and practical reception area, it incorporates built-in storage and a WC cloakroom, whilst stylish presentation includes oak-inspired flooring, a softly carpeted stairway, and striking botanical-themed wallpaper within the WC.





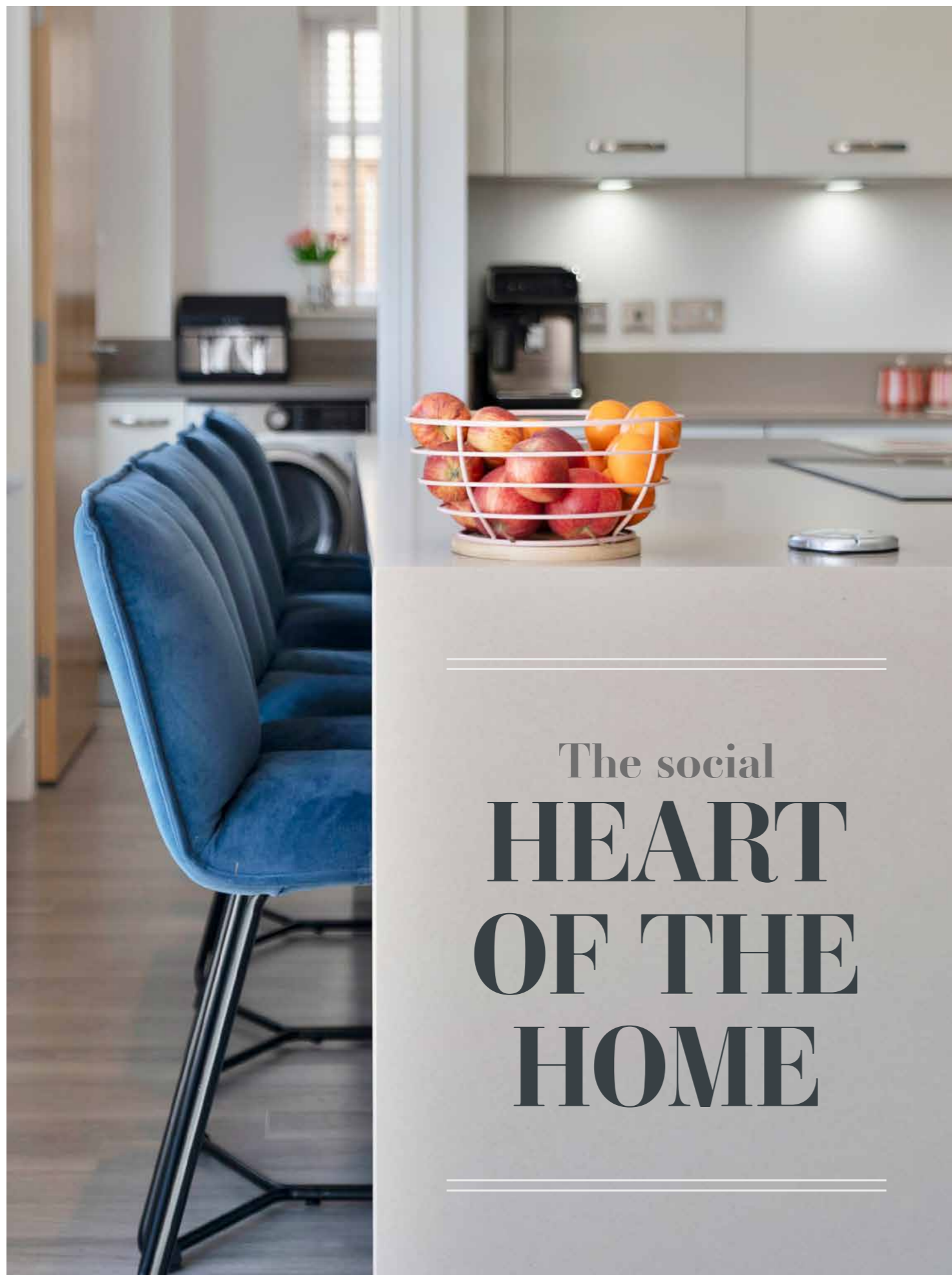
Reached via double doors from the hall and bathed in natural light, the west-facing living room provides a wonderfully comfortable space for relaxation, enhanced by serene neutral décor, plush carpeting, and a media wall incorporating a contemporary electric fire.



Elegant
LIVING ROOM

Open-plan FAMILY/DINING ROOM & INTEGRATED KITCHEN





The social
**HEART
 OF THE
 HOME**



Undoubtedly the social heart of the home, this impressive open-plan space provides a wonderful environment for family life and entertaining. Spanning the rear elevation and accompanied by an adjoining utility room, the kitchen is centred around a breakfast island and flows seamlessly into sitting and dining areas, enhanced by a decorative botanical mural and garden-facing bi-fold doors extending the living space outdoors.

Finished in subtle white and taupe tones, with oak-look flooring continuing from the hall, the kitchen is exceptionally well appointed with stylish cabinetry and ample workspace. Integrated appliances include an oven, combi microwave oven, separate double height fridge and freezer, dishwasher, and induction hob with an island extractor above.

The coordinating utility room provides space for laundry appliances, along with access to the garden and garage.





PRINCIPAL SUITE

with fitted dressing area and luxury en-suite bathroom

Beautifully illuminated by a large west-facing window, the softly carpeted principal bedroom provides an inviting and luxurious retreat, complete with a fitted dressing area and spacious en-suite bathroom with a bath, separate rainfall shower, and dual vanity basins.





Four further VERSATILE BEDROOMS



Along with the principal suite, four further bedrooms are located on the first floor, reached from a skylit landing. The additional bedrooms feature fitted wardrobe storage, tasteful

décor with attractive accent details, and cosy carpeting, with the smallest room lending itself well to home working.





En-suite facilities

Two bedrooms, in addition to the principal, enjoy the benefit of en-suite shower rooms.



FAMILY BATHROOM



The naturally lit family bathroom is well appointed with a bath and separate shower





Landscaped ENCLOSED GARDEN



The home's impressive presentation continues in the landscaped gardens, which are enclosed and attractively framed by leafy trees to the rear. Manicured lawns, a seating deck, terrace, and play area, all bordered by shrubbery beds, create a lovely setting for outdoor family time and summer entertaining.

Completing the home are a mono-block front driveway and an integral double garage, together providing ample private parking.

Extras: The sale includes all fitted flooring, selected window coverings, standard light fixtures, integrated appliances, and garden play equipment.

Factor: The factor is managed by Ross & Liddell at an approximate cost of £170 per year.



HADDINGTON

The historic market town of Haddington in the picturesque East Lothian countryside, lies approximately 20 miles to the east of Edinburgh. It is particularly popular with commuters due to its close proximity to the A1 and excellent public transport links. Built on the banks of the River Tyne, the Royal Burgh of Haddington has a wide range of amenities on its doorstep including supermarkets, cafés, restaurants and independent shops. More extensive shopping facilities, meanwhile, are available within only a short drive at Fort Kinnaird Retail Park. State and independent education is catered for in Haddington from nursery through to senior level producing a strong sense of community spirit. There is also a wide range of recreational facilities including a swimming pool/leisure centre, tennis courts, rugby/football pitches and recently opened skate park. The surrounding countryside offers delightful footpaths, cycle paths and horse-riding tracks.



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