



19 Gaffney Gardens
HADDINGTON | EH41 3DJ


warners
solicitors & estate agents





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Warners are delighted to present this exceptional five-bedroom detached CALA home, beautifully presented throughout and filled with an abundance of natural light. Located within a highly sought-after development in Haddington, this impressive residence occupies a generous corner plot and offers stylish, contemporary living in a superb family setting.

The welcoming front entrance opens into a vestibule leading to a bright and spacious hallway, finished with attractive Amtico flooring that continues through much of the ground floor. To the right, elegant partially glazed French doors open into a generously proportioned sitting room enjoying a wonderful triple-aspect outlook. Finished to an incredibly high standard, this is a warm and inviting space ideal for both relaxing and entertaining.

Directly opposite lies the heart of the home - a spectacular west-facing dining kitchen and garden room. Bathed in natural light and featuring bi-fold doors opening onto the garden, this impressive space is perfect for modern family living, dining and entertaining. The sleek kitchen is fitted with under-lit wall and floor units complemented by upgraded worktops. High-specification integrated appliances include an eye-level double oven and microwave, dishwasher, upgraded full height integrated fridge and full height integrated freezer, while a central island with induction hob provides seating for four, creating a sociable focal point.

A well-appointed utility room, with washing machine and tumble dryer, provides access to both the rear garden and the internal double garage. A stylish guest WC completes the ground floor accommodation.

Upstairs, the first floor hosts five bright and beautifully presented bedrooms, four of which benefit from built-in wardrobes. Two bedrooms, including the impressive principal suite, feature luxurious en-suite facilities, while the remaining bedrooms are served by a spacious contemporary family bathroom complete with bath, separate shower enclosure, wall-hung vanity unit with washbasin, and concealed cistern WC. Additional storage cupboards are available across both floors.

Externally, the property boasts an expansive enclosed rear garden which has been thoughtfully landscaped with a lush lawn and paved patio area, creating a peaceful outdoor retreat ideal for relaxing or entertaining. Off-street parking is provided via the driveway and integral double garage.

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





The popular East Lothian market town of Haddington lies approximately 20 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 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 Longniddry, Drem or East Linton.



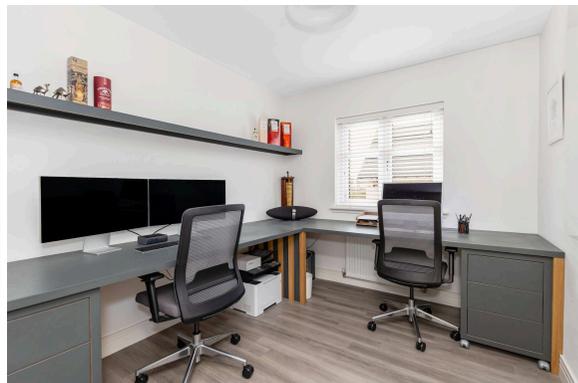
- Five-bedroom detached CALA home
- Prime corner plot in sought-after Haddington development
- West-facing open-plan kitchen/dining/garden room with bi-fold doors
- Bright triple-aspect sitting room
- Two en-suites plus family bathroom
- Driveway & integral double garage
- Security sensor lighting to front and side of property

All white goods with no guarantee, curtains, blinds and light fittings except for the lounge, master bedroom, lower hall, vestibule and downstairs cloakroom will be included in the sale of this property.

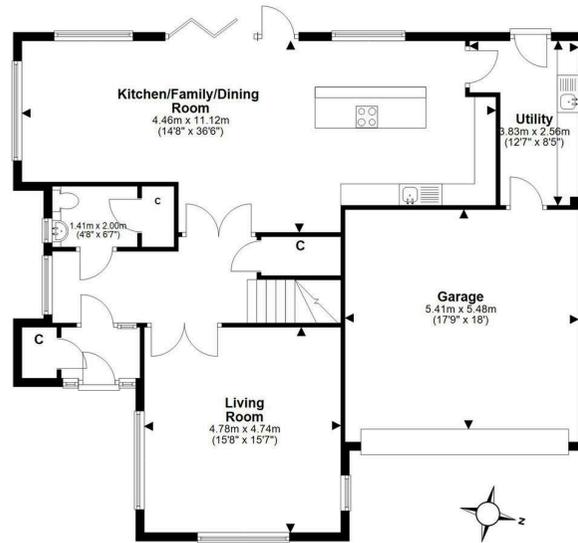
Some furniture can be purchased through separate negotiation.

Council tax G, Energy rating B

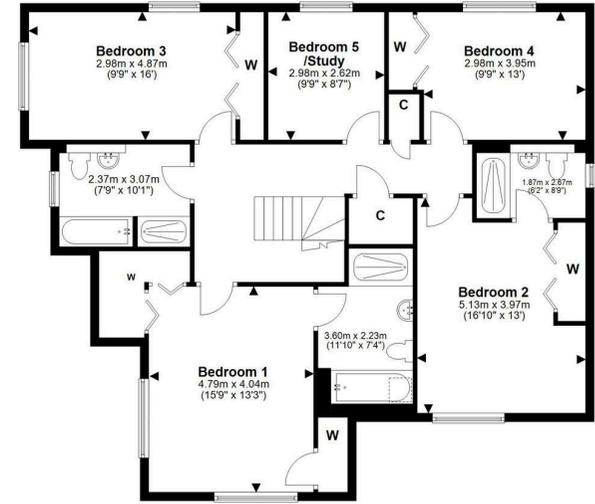
Factor Fee - Ross & Liddell, £245.54 p/a with a £250 deposit







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.