

5 Gateside Avenue

HADDINGTON, EAST LoTHIAN, EH41 3SE



Three-bedroom semi-detached home in Haddington with immaculate gardens and a garage



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Located in the serene neighbourhood of Gateside Avenue, Haddington, this three-bedroom semi-detached house offers a comfortable living experience without extravagant embellishments.

THE LIVING ROOM



Upon entry, you're welcomed into an entrance hallway, leading directly to the spacious living room on the left. The living area seamlessly transitions into an open-plan dining room through an inviting archway, where natural light gracefully filters in through windows in both areas, creating an airy ambience.

THE DINING ROOM



THE KITCHEN



Continuing through the dining room, you'll discover a modern kitchen, equipped with an electric hob and abundant storage space, catering to the demands of everyday living. The convenience extends further with a back door leading to the well-maintained garden, providing a calm outdoor retreat.





Ascending the stairs, you'll find two generously sized double bedrooms alongside a cosy single bedroom which is currently outfitted as a home office. All boast integrated wardrobes, optimising storage solutions while maintaining a streamlined aesthetic. Completing the upper level is a contemporary three-piece bathroom suite, designed for relaxation and functionality.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



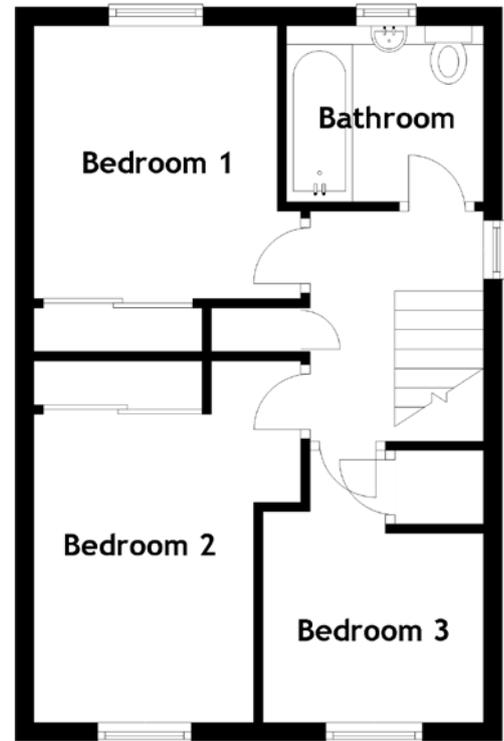
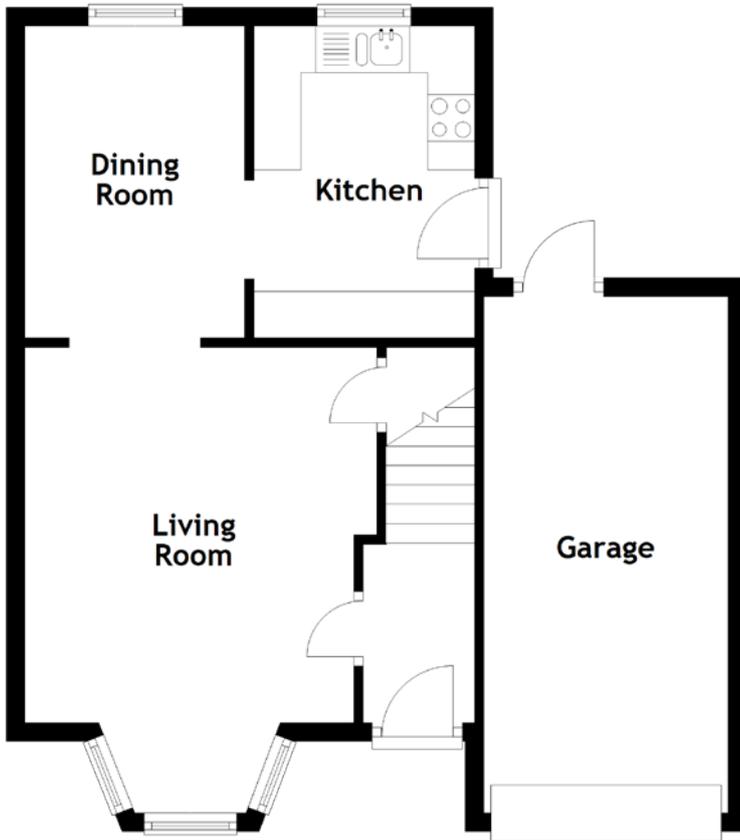
Externally, the property boasts meticulously maintained front and back gardens, offering tranquil spaces for outdoor enjoyment. Practicality is enhanced with the inclusion of a driveway and garage, providing ample parking and storage solutions for residents.

In summary, this property in Gateside Avenue presents a balanced blend of modern convenience and understated elegance, ideal for those seeking a comfortable and functional living space in the heart of Haddington.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

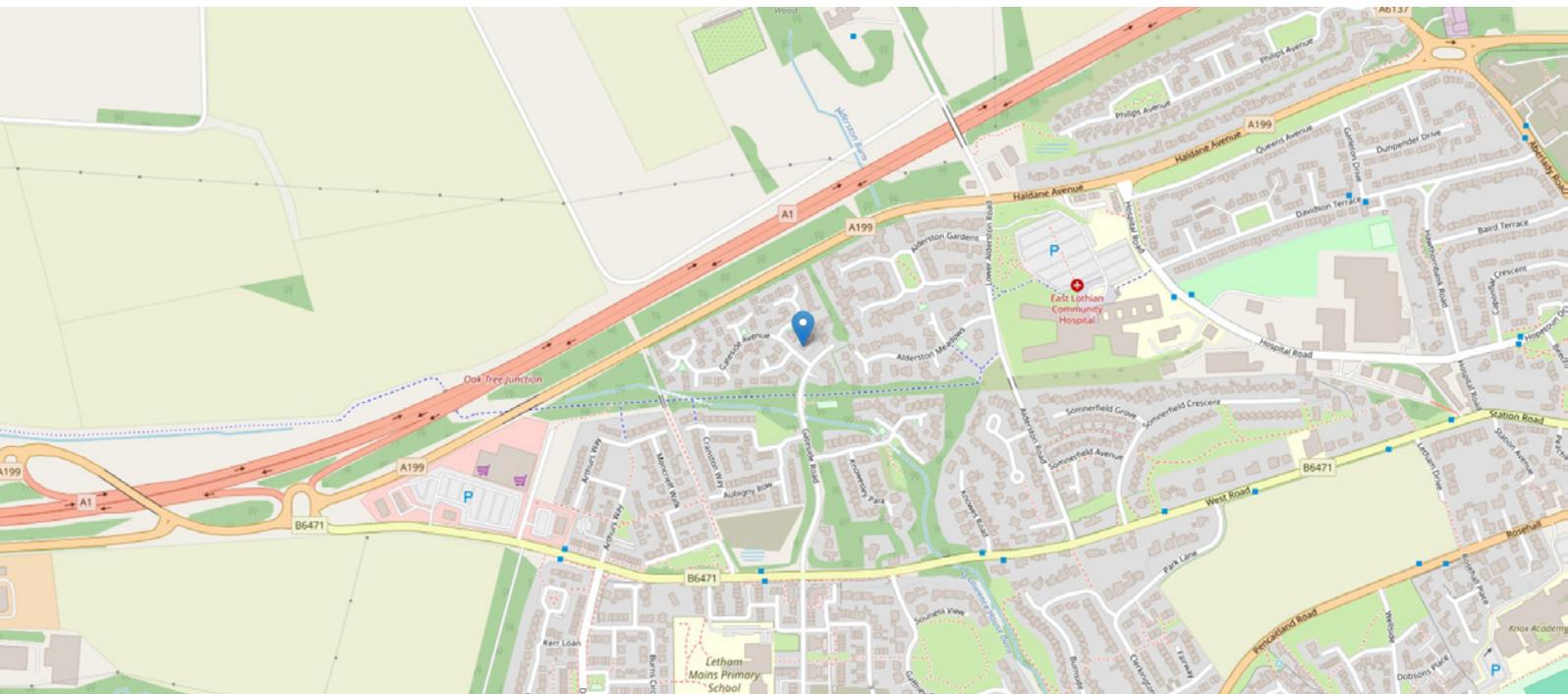


Approximate Dimensions
(Taken from the widest point)

Living Room	5.00m (16'5") x 3.75m (12'4")
Dining Room	3.35m (11') x 2.34m (7'8")
Kitchen	3.35m (11') x 2.35m (7'9")
Bathroom	1.98m (6'6") x 1.89m (6'2")

Bedroom 1	2.93m (9'7") x 2.84m (9'4")
Bedroom 2	3.88m (12'9") x 2.84m (9'4")
Bedroom 3	2.92m (9'7") x 2.35m (7'9")
Garage	5.55m (18'2") x 2.60m (8'6")

Gross internal floor area (m²): 73m²
EPC Rating: C



THE LOCATION

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and is situated in the heart of East Lothian's attractive countryside. The town itself offers an excellent range of local shops, a sports centre with a swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th century St Mary's Parish Church.





Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh City Centre and surrounding towns and villages including the coastline.



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