



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**2 GATESIDE ROAD**

Haddington, East Lothian, EH41 3SZ



## AN EXECUTIVE DETACHED HOUSE

Part of an exclusive development in the market town of Haddington, this executive, four-bedroom, detached house is an outstanding family home that offers light-filled, spacious accommodation. The versatile property is presented in excellent decorative order throughout, and it is finished with quality fixtures and fittings. Furthermore, it benefits from a stylish open-plan dining kitchen and sitting room, two bathrooms, and mature gardens, as well as private parking for at least four cars.

Stepping into the home, you are greeted by an entrance hall with under-stair storage. Bright and inviting, it immediately sets a high bar for the following accommodation. On the left is the living room. Here, spacious dimensions are bathed in daily sun from a box bay window and additional glazing. Crisp white décor adds to the airy ambience, whilst a handsome fireplace frames the room with a focal point for arranging furniture. To the rear of the property is the open-plan dining kitchen and sitting room, which generously spans the entire width of the home to provide distinct zones for relaxing, dining, and cooking. It is filled with light and extends out to the rear garden. Furthermore, the kitchen area is well-appointed with modern cabinets and luxurious worktops; its sophisticated look further enhanced by integrated appliances for a streamlined finish. A neighbouring utility room provides access to a WC and to outside.

## FEATURES

- An executive detached house
- In excellent decorative order
- Part of an exclusive development
- In the market town of Haddington
- Quality fixtures & fittings
- Inviting hall with storage
- Bright & spacious living room
- Open-plan dining kitchen/sitting room
- Utility room, & a WC
- Three double bedrooms
- Versatile single bedroom/home office
- Quality en-suite shower room
- Quality 4pc family bathroom
- Mature private gardens
- Driveway & single garage





## BEDROOMS & BATHROOMS

Upstairs, the landing offers built-in storage and attic access before connecting to the four bedrooms, which all continue to display the high standards as found throughout. These are comprised of three large double bedrooms with built-in wardrobes and a versatile single bedroom arranged as a home office. The principal bedroom also features a contemporary en-suite shower room with a double walk-in shower, whilst the rest of the home is served by a four-piece family bathroom with a double-ended bathtub and separate shower cubicle.

Externally, the property is nestled behind a well-kept front garden and monoblock driveway that leads to an integrated single garage. There is also a large, fully-enclosed rear garden, with a patio for summer dining and a sweeping lawn framed by leafy greens.

Extras: integrated kitchen appliances, a fridge/freezer, a washer, and a dryer to be included in the sale.(TBC) Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





## HADDINGTON EAST LoTHIAN

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops. East Lothian’s state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.

EPC  
RATING:

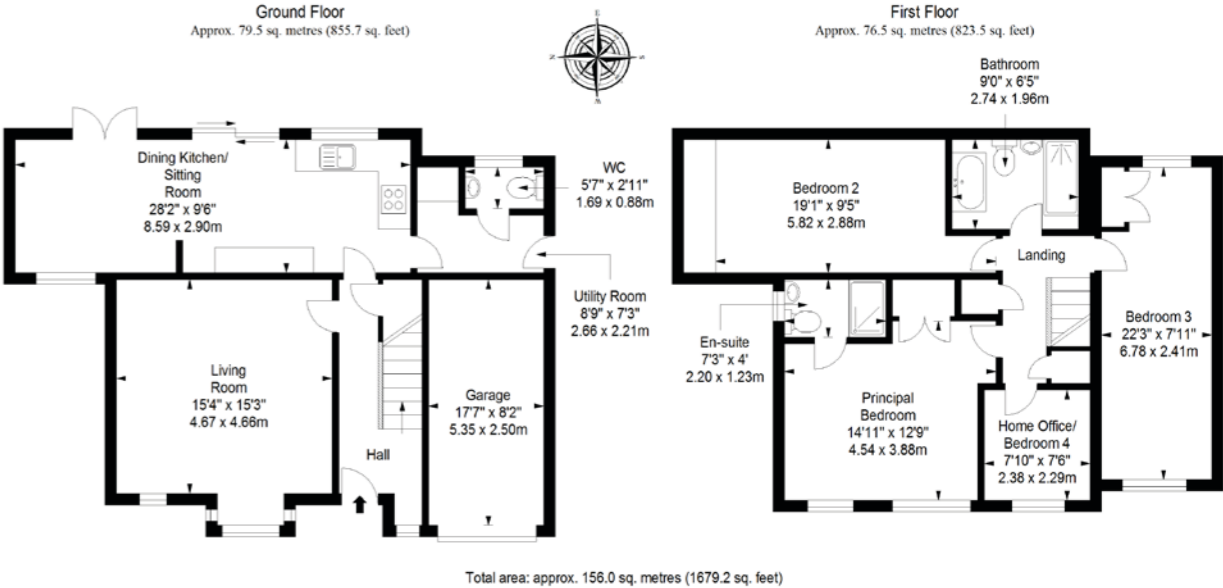
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COUNCIL  
TAX BAND:

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VIEWINGS

By appointment with Gilson Gray on 01620 893 481





GILSONGRAY.CO.UK

## EDINBURGH

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## GLASGOW

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G2 2HQ  
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## EAST LOTHIAN

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EH39 4AG  
01620 893 481



## DUNDEE

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DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



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rightmove Zoopla.co.uk PrimeLocation eSpc

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