

COULTERS[©]

WELCOME TO: NUNGATE GARDENS

7 Nungate Gardens, Haddington, East Lothian EH41 4EE



NUNGATE GARDENS AT A GLANCE:



Desirable
Haddington location



Detached new-
build home



South-facing
rear patio



Minutes from
Haddington's High Street



Close to The
River Tyne



Extensive
driveway

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Set over two spacious floors and forming part of an exclusive residential development near the River Tyne, this is a well-presented detached house in the tranquil area of Nungate in Haddington. Boasting a sophisticated interior design, this light and airy new-build family home has been tastefully finished with great attention to detail. Located on a peaceful corner plot with a garage, driveway and close to local schooling and world-famous golfing, it offers optimum comfort and a wonderful modern lifestyle.

- Light-filled living room to the front of the property, with a stylish interior design including new hardwood flooring, and a living flame gas fire.
- Kitchen/dining room with French doors leading onto the private rear patio. Finished to an impressive specification it features cream shaker-style wall and floor units, matte black worktops, black splashback, and integrated appliances including a stainless-steel extractor hood, eye-level microwave, gas hob, an oven and a new dishwasher.
- Ground floor hidden cistern WC with washbasin built into vanity.
- Principal double bedroom with a chic interior design including hardwood flooring, built-in wardrobes, and a contemporary en-suite bathroom.
- Two further sizeable bedrooms, one currently in use as a peaceful home office. Modern family bathroom with bath and washbasin built into vanity.
- Neat front and side paved garden and a rear south-facing patio.
- Detached single-car garage, shed and a large rear driveway with parking for three vehicles.
- Gas central heating, cavity wall insulation and double glazing throughout.





LOCATION, LOCATION, LOCATION:

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles.

The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, Bodyworks Gym, sports hall, and health suite. Close to desirable North Berwick and Gullane, as well as the many other villages and towns of this part of Scotland, there are renowned golf courses and scenic beaches to experience. Haddington boasts vibrant bars and restaurants including

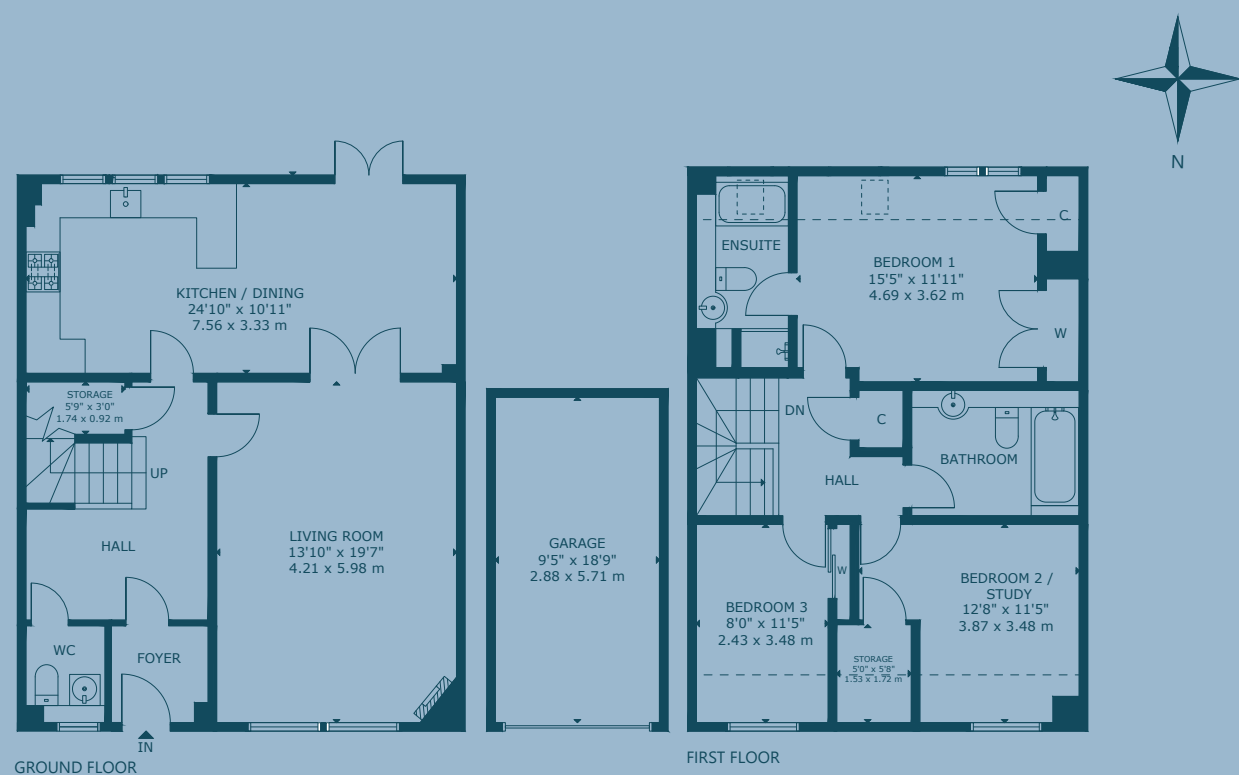
The Waterside Bistro and The Green. The town’s thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



FLOOR PLAN:



7 Nungate Gardens, Haddington, East Lothian EH41 4EE
Approx. Gross Internal Area
1,696 Sq Ft - 158 Sq M
For identification only. Not to scale.
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WE'D LOVE TO HEAR FROM YOU:



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