










Fixed Price

**£490,000**

## 22 Nungate Gardens

Haddington | East Lothian | EH41 4EE

Peacefully situated in the picturesque historic market town of Haddington, this superb end-terraced house in an exclusive development by CALA Homes, boasts a landscaped private garden and offers bright and generously proportioned accommodation in move-in condition, ideal for both family life and entertaining.

-  4 Bedrooms
-  2 Reception Room
-  2 Bathrooms
-  Private Front & Rear Gardens
-  Garage
-  EPC Rating – C
-  Council Tax Band – G



## Description

Forming part of an attractive and established modern development, 22 Nungate Gardens enjoys an enviable position within walking distance of the town centre. The spacious and flexible accommodation is over two floors, and the house is offered for sale in excellent decorative order throughout. Set back from the street with a private front garden the front door opens to an entrance vestibule leading to a generous reception hallway which offers useful built-in storage. The sociable heart of the home is the large kitchen/dining room which has triple windows to the rear and French doors opening to the beautiful newly landscaped garden. The kitchen area is fitted with an excellent range of shaker style wall and base units with integrated appliances including double oven, hob, fridge freezer, dishwasher and washing machine, leaving ample space for a large dining table and chairs. There is a spacious dual aspect reception room with window to the front of the house and French doors to the garden offering the perfect space for both family life and entertaining and there is a second reception room which is currently in use as a family room but offers flexible accommodation ideal as fourth double bedroom or formal dining room. A guest WC completes the ground floor accommodation. Stairs from the hallway lead to the galleried upper landing with natural light from a window to the rear and further built-in storage. The principal bedroom to the front offers ample built-in wardrobe space and has a generous four-piece en-suite bathroom with separate walk-in shower. There are two further large double bedrooms, both with built-in wardrobes and a substantial family bathroom, again with four-piece white suite. Benefits on offer include gas central heating and full double glazing.



## Extras

The aforementioned integrated kitchen appliances, fitted floor coverings, curtains, window blinds and light fittings are to be included in the sale.

## Gardens, Garage and Factor

A particular feature of this property is the delightful private garden to the rear, which has been newly landscaped to offer the ideal low-maintenance space for relaxing and entertaining in the warmer months, with patio areas offering the ideal spot for al-fresco dining. Further landscaped communal gardens form part of the Nungate Gardens development including two superb children's play areas, wide lawns and pathways. A single garage with up and over door is located beyond the garden at the back of the house and a rear gate from the garden provides convenient access. The garage offers both parking and storage space and has up and over door, power and light. Ample residents and on-street parking is also available. An annual fee is payable to Charles White Factors for maintenance and landscaping of the communal grounds. For the 2022-2023 the total was £533.00.

## Viewing

Please contact Neilsons on 0131 625 2222





## Location

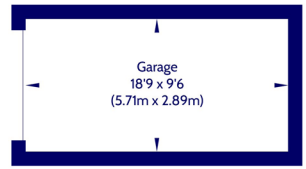
The Royal Burgh of Haddington is the administrative and geographical centre of the beautiful county of East Lothian, located approximately 20 miles from Scotland's capital city of Edinburgh. This charming and popular town enjoys a rich history and strong sense of community with a wealth of shops, services, highly regarded cafes and restaurants all available within walking distance of this property. Ideally placed for those who enjoy outdoor pursuits, the surrounding countryside offers a wealth of opportunities from walking, fishing, golfing, horse riding and watersports. Further amenities include a local library and museum and sports centre with swimming pool. Local schooling is available from nursery to secondary level and regular local bus services provide easy access throughout the county and to Edinburgh. By car, the A1 connects quickly to the bypass and motorway network.



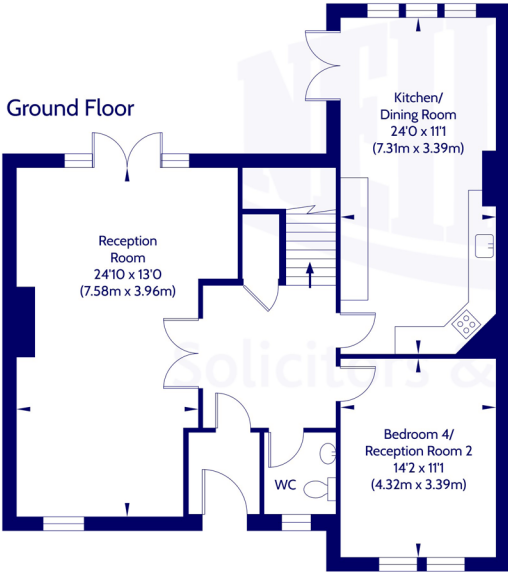
Approx. Internal Area 174.01 Sq M / 1873 Sq Ft.

Not to scale. For identification only.

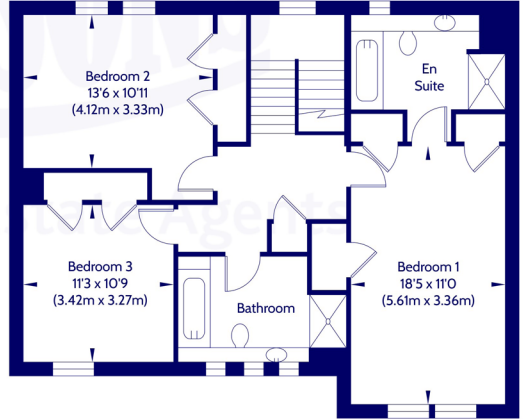
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### Ground Floor



### First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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