



8 Gaffney Gardens, Haddington, East Lothian, EH41 3DJ

www.mcdougallmcqueen.co.uk



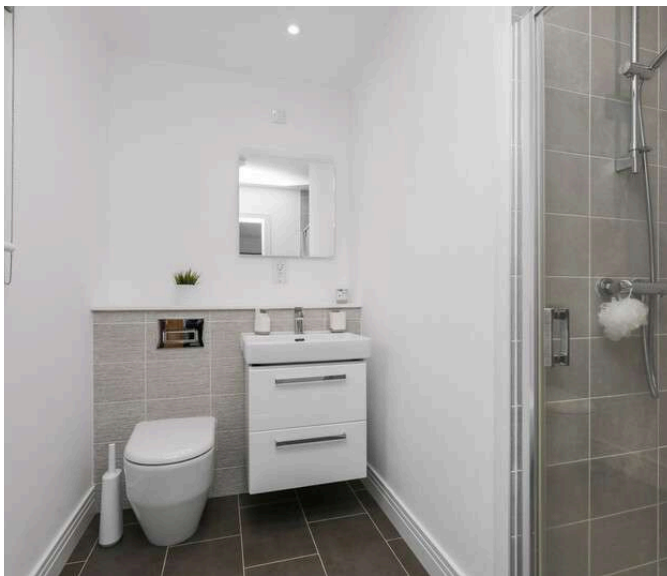
An excellent example of elegance, modern spacious styling, and design. We at McDougall McQueen are delighted to present to the market this stunning executive detached family villa set in a gorgeous modern residential estate in the lovely historic market town of Haddington in East Lothian. Built in 2019 by Cala Homes the property is beautifully located within the estate and offers a tremendous open outlook over parkland and beyond towards the Lammermuir Hills. The accommodation is offered in stunning walk-in condition with a host of additional quality extras and upgrades from the standard build. The spacious accommodation is enhanced with double glazing, air-source heat pump with backup hybrid gas boiler, two car driveway and integral garage. There are garden grounds to the front, side, and rear which have been designed for outside entertaining and relaxation. An ideal purchase for professional couples, those with families and for couples who love to entertain. Viewing is essential to fully appreciate this property and an appointment should be made at your earliest convenience to avoid disappointment.

- Entrance vestibule
- Reception hallway with walk-in storage and stairs to the upper level
- Ground floor WC
- Spacious sitting room with dual aspect windows flooding the room with light
- Outstanding modern fitted kitchen, dining and family room area, a superb room with bi-fold doors leading to the garden allowing

- outdoor indoor entertaining. The kitchen area has a host of units with Silestone worktops and inset sink, breakfast bar island and storage, five ring induction hob, extractor, integrated microwave and oven with integrated fridge freezer and integrated dishwasher
- Utility room with base units with worktops and inset sink, garage, and garden access
- Upper hallway with loft access and built in storage







- Main bedroom, front facing window with Juliet balcony, his and hers built-in wardrobes
- Luxurious ensuite shower room with double shower base, overhead raindrop shower and shower attachment
- Guest bedroom two with rear facing window and built-in wardrobes
- Guest ensuite shower room
- Bedroom three with rear facing window and built-in double wardrobes
- Bedroom four with window to the front and built-in double wardrobes
- Gorgeous family bathroom featuring a four-piece suite with separate double shower cubicle, double ended bath with shower attachment
- Air-source heat pump with backup hybrid gas boiler system and double glazing
- Integral garage with light, power and up and over door
- Driveway
- Private grounds to the front, side, and rear providing various areas for relaxation and outside entertaining





Location

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street and within Haddington itself, there is a range of supermarket shopping including a Tesco and Aldi. A range of unique shops, eateries and popular brand stores are also within easy reach including the recently developed Haddington Retail Outlet. Schooling at both primary and secondary levels are both catered for within the town. There are several active sports clubs and a swimming pool. Pleasant walks are plentiful in the area and further afield towards the coast including Amisfield Wall Gardens, Gullane (where there is also a choice of highly regarded golf courses), North Berwick and Tantallon Castle. The A1 motorway is within easy reach offering quick and convenient access to the north and south along with a direct connection to the Edinburgh City By-Pass (A720). There are train stations in neighbouring villages with links to Edinburgh and London.

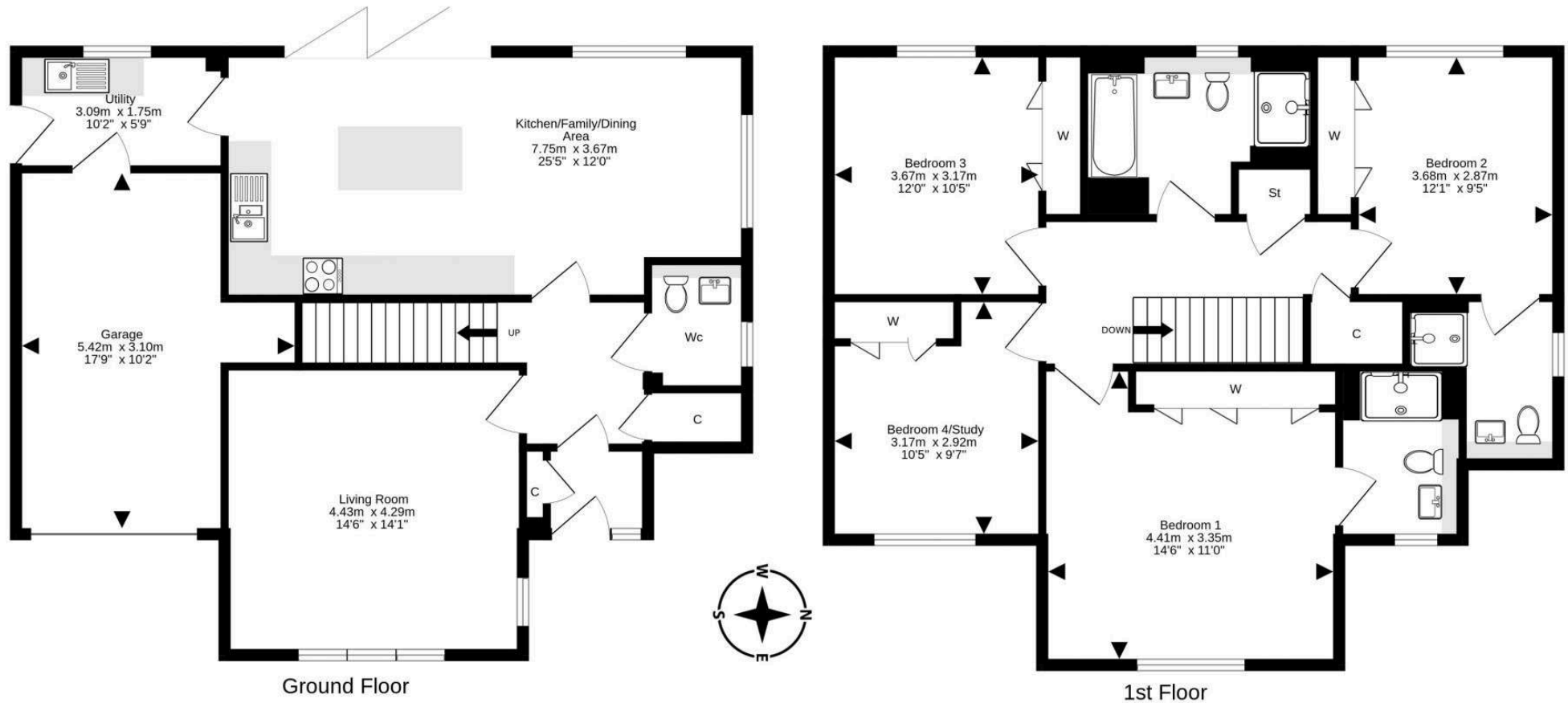
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All integrated appliances, white goods and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

