



80 Gateside Avenue, Haddington, EH41 3SD



Welcome

Welcome to Gateside Avenue, this charming two-bedroom semi-detached home offers bright and spacious accommodation. The property benefits from gardens to the front and rear along with a driveway with further on street parking available. Situated within the highly sought-after Gateside area of Haddington, this beautifully presented two-bedroom semi-detached property offers stylish, move-in-ready accommodation ideal for first-time buyers, downsizers, or young families. The property benefits from a private driveway, newly fitted windows, and a recently installed boiler, ensuring improved energy efficiency and peace of mind for the new owner. Early viewing appointments are recommended.

- Entrance hallway
- Front facing living room
- Dining kitchen fully fitted
- Two bedrooms
- Bathroom comprising WC, wash hand basin and shower unit
- Attic storage
- Recently installed double glazed windows
- Gas central heating, recently installed boiler
- Enclosed rear garden with patio area and two garden sheds
- Driveway and garden to the front
- Further on street parking available





Haddington

The historic town of Haddington is situated in East Lothian, renowned for its picturesque setting along the River Tyne and its charming blend of period architecture and modern amenities. The town offers a welcoming community atmosphere, with a variety of independent shops, cafés, and traditional pubs lining its attractive high street. Residents benefit from excellent local schools, a range of leisure facilities, and beautiful parks and green spaces, making Haddington particularly popular with families and those seeking a relaxed lifestyle. Convenient transport links provide easy access to Edinburgh and the surrounding areas, while the nearby countryside offers abundant opportunities for walking, cycling, and outdoor pursuits. Haddington's rich heritage, vibrant monthly Farmer's market, and calendar of cultural events further enhance its appeal as a desirable place to live in East Lothian.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing appliance or any movable items included in the sale as these are deemed sold as seen.



Get in touch

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Property Hub:

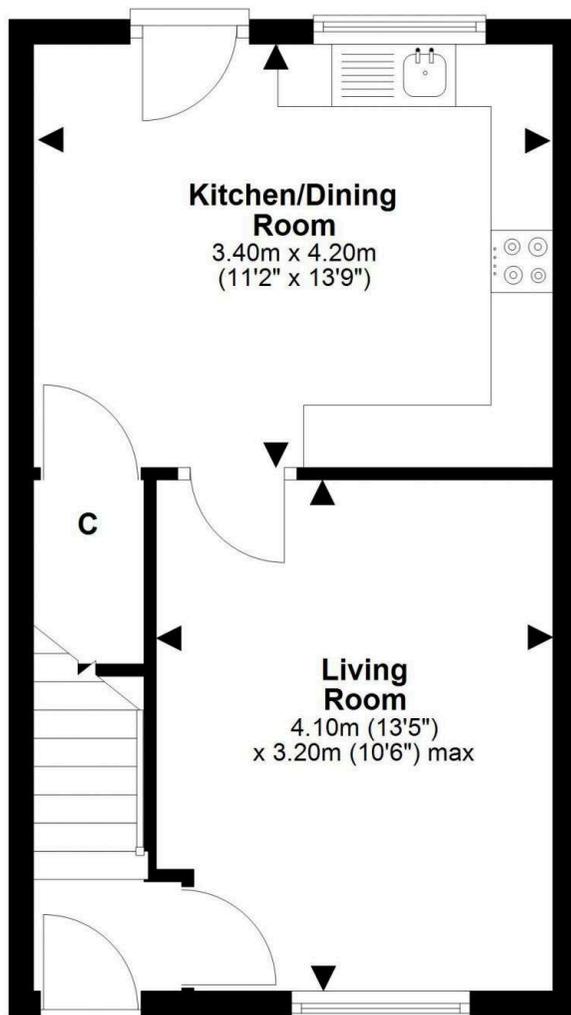
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

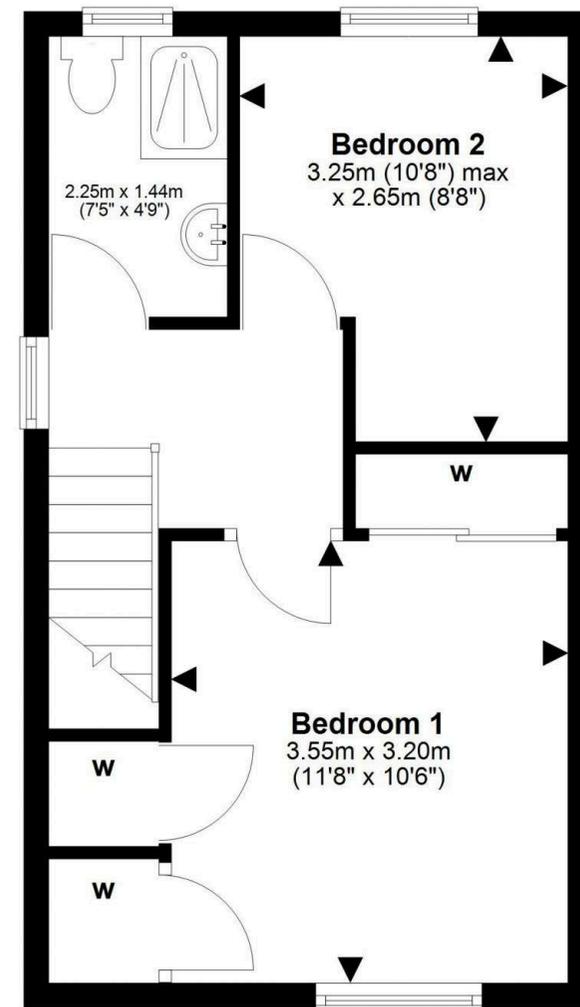
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.