



GARDEN STIRLING BURNET

5 GATESIDE AVENUE
HADDINGTON, EAST LoTHIAN, EH41 3SE



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Set on a cul-de-sac as part of a family-friendly development, this modern three-bedroom semi-detached house has a desirable location in the market town of Haddington. The southeast-facing home is beautifully presented to move-in standards as well, enjoying attractive interior design and a high-quality finish throughout. It boasts an open-plan layout at ground level, generous storage, and an on-trend kitchen and bathroom. Furthermore, the property has private parking for two cars and an enclosed rear garden that is carefully landscaped.

A quaint hall welcomes you into the residence, flowing left into the living room. Here, a neutral palette is paired with a herringbone-style floor and a feature wall accented by acoustic wood panels for added texture and style. It is an elegant look that instantly draws you in. A southeast-facing bay window sees lots of daily sunlight, while an open archway creates a sociable flow into the kitchen/dining room. Framed by French doors to the garden, this open-plan space is perfect for dinner parties and family meals alike. The understated aesthetic of the kitchen complements the room, providing ample cabinet storage, brand-new quartz worktops, and a stylish finish. A selection of integrated appliances are included as well, further streamlining the modern design.

FEATURES

- Modern semi-detached house in move-in condition
- Forms part of a family-friendly development
- Desirable location in popular Haddington
- Attractive interior design and high-quality finish
- Welcoming entrance hall
- Southeast-facing living room with bay window
- Stylish kitchen/dining room with French doors
- Naturally-lit landing with an airing cupboard
- Two double bedrooms with built-in wardrobes
- One versatile bedroom/office with storage
- Modern bathroom with overhead shower
- Landscaped gardens to the front and rear
- Private driveway and integral garage
- Gas central heating and double glazing





On the first floor, natural light flows across the landing, while an airing cupboard adds practicality. The three bedrooms are located here, each room enjoying contemporary décor and thick carpets for maximum comfort. The principal and second bedrooms are doubles with built-in mirrored wardrobes, whereas the third bedroom (with built-in storage) is a versatile space arranged as an office to highlight the home's flexibility. A modern bathroom completes the interiors, providing a three-piece suite and overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, the property has a southeast-facing front garden and a private driveway leading to an integral garage. It also has a landscaped rear garden which is enclosed by a high fence, offering a secure space for families – one laid with a neat lawn and patio for enjoying the summer months.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated appliances (induction hob, statement extractor, double oven/combi microwave, fridge/freezer, and dishwasher) are included.







Haddington, East Lothian

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre 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, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports 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. Haddington offers a range of state and independent schools for early years, primary, and secondary education. 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.





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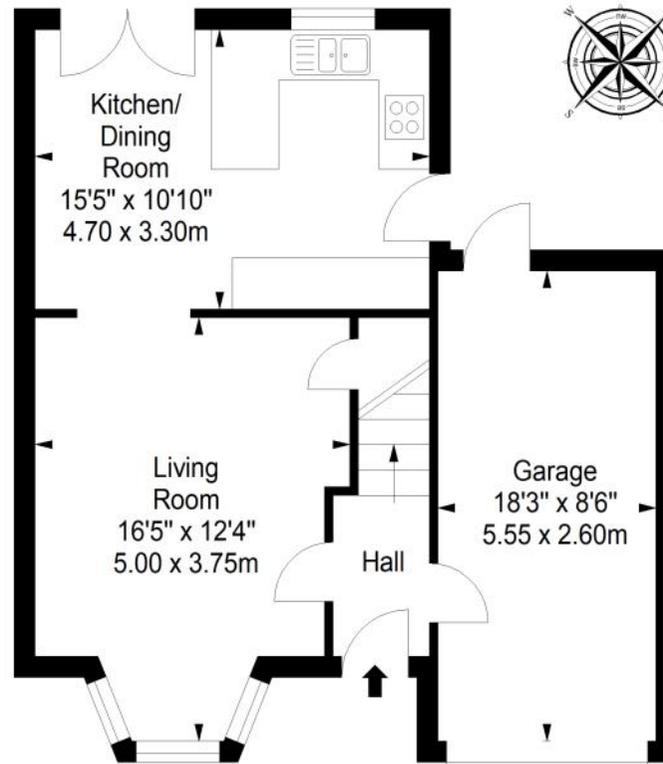
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

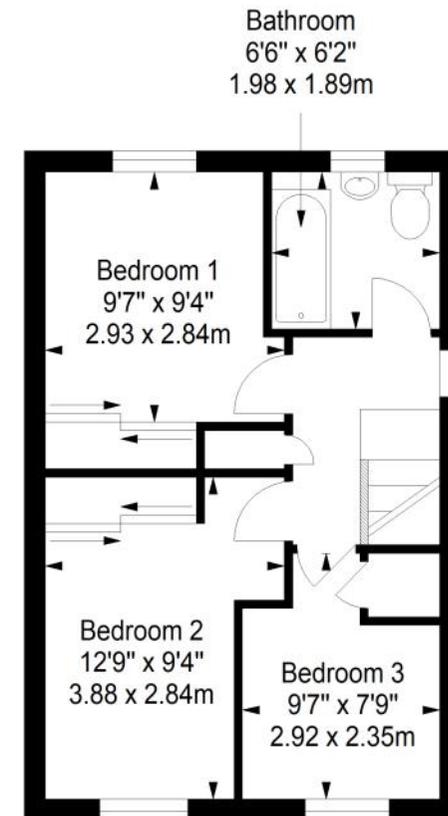
Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



Total area: approx. 89.5 sq. metres (963.4 sq. feet)