

COULTERS[©]

3 GOURLAYBANK

HADDINGTON, EAST LoTHIAN, EH41 3LP

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

3 Gourlaybank is a superb 3 bedroom end of terrace house on a generous sized plot with a lovely south facing garden. The property has been upgraded by the current owners to create a stunning, contemporary home with excellent free flowing accommodation on the ground floor and bright spacious bedrooms on the upper floor. Accommodation comprises in brief:

Ground floor: vestibule with tiled floor, broad reception hall with storage and WC, spacious living room with sliding doors leading to a large family room flooded with natural light and sliding glazed doors opening to the garden. Also accessed off the family room is an impressive modern kitchen/dining room with a range of sleek wall and floor mounted units with quartz work surfaces and a utility cupboard.

First floor: to the rear are two generous sized double bedrooms, one with built-in wardrobes, overlooking the garden. There is a further bedroom to the front and a stylish modern bathroom with quality contemporary fittings, a rain shower head above the bath and natural light from a skylight.

KEY FEATURES



Beautifully presented 3 bedroom end terrace house



Excellent free flowing and light accommodation



Spacious bedrooms & stylish bathroom



EPC Rating - C



Upgraded by current owners to a high standard



Modern kitchen/dining room with contemporary fittings



Large private south facing garden & garage



Council Tax Band - E



Outside

A real feature of the property is the wonderful south facing garden with well stocked borders providing plenty of all year round colour, a lawned area to the side with a store shed and a paved area to the south of the house ideal for al fresco dining. There is also a private garden area to the front bordered by a high stone wall providing excellent privacy. Located nearby is a useful single garage with a parking space in front of it with additional close and ample on street parking.

Right of access

The neighbouring properties have a right of access over the front path of 3 Gourlaybank to a drying area to the east of the house.





THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, 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, gym, sports hall, and health suite.

The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket.

The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Haddington is a ten-minute drive to Longniddry train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.









EXTRAS

All fitted carpets, light fittings (excluding feature light fittings) and integrated appliances are included in the sale.

Factoring charge

There is an annual factoring charge of £188 for the maintenance of the communal garden.



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HOME REPORT VALUATION: £310,000

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Haddington,
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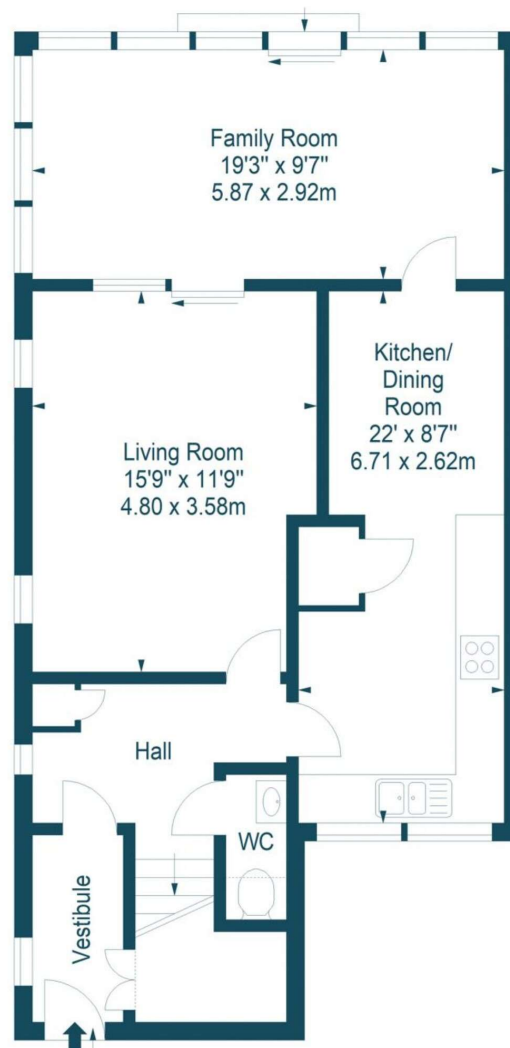


Approx. Gross Internal Area
1192 Sq Ft - 110.74 Sq M
Garage

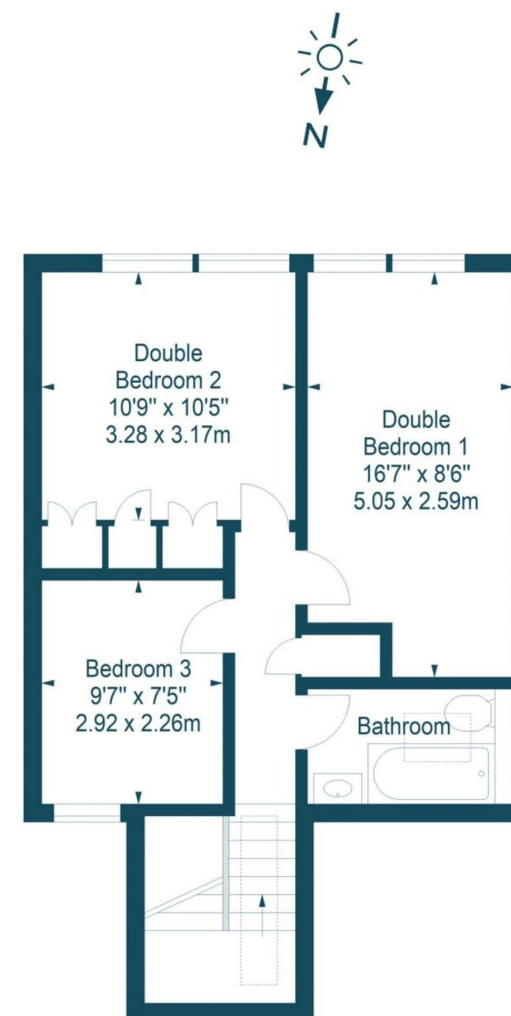
Approx. Gross Internal Area
149 Sq Ft - 13.84 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.