



52 NUNGATE GARDENS

Haddington, East Lothian, EH41 4EE



2
Public Room



3
Bedroom



2
Bathroom

52 NUNGATE GARDENS

deally positioned in the popular East Lothian town of Haddington, this attractive mid-terraced house offers contemporary comfort, generous accommodation and a convenient setting for everyday life. Haddington provides an excellent range of amenities, including independent shops, supermarkets, cafés, schools and leisure facilities, while excellent road and bus links offer convenient access to Edinburgh, East Lothian's coastline and surrounding towns. The property provides well-balanced family accommodation, with a welcoming entrance porch and hall, a spacious living room with fireplace, and a dining area with French doors opening onto the rear garden. The well-appointed breakfasting kitchen provides a practical heart to the home.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with en-suite and built-in wardrobe, alongside a family bathroom with overhead shower. Two further bedrooms also benefit from built-in wardrobes, while useful storage and a guest WC add everyday convenience.







FEATURES

- Contemporary mid-terraced house in Haddington
- Entrance porch with guest WC
- Inviting hall with stairwell and storage
- Spacious living room with fireplace
- Dining room with French doors to the rear garden
- Well-proportioned breakfasting kitchen
- Main bedroom with en-suite and built-in wardrobe
- Two more bedrooms with built-in wardrobes
- Family bathroom with overhead shower
- Thriving private gardens
- Views of ornamental gardens to the front
- Separate garage and off-street parking to the rear
- Gas central heating and double glazing
- Factor: Charles White - approx annual cost £700

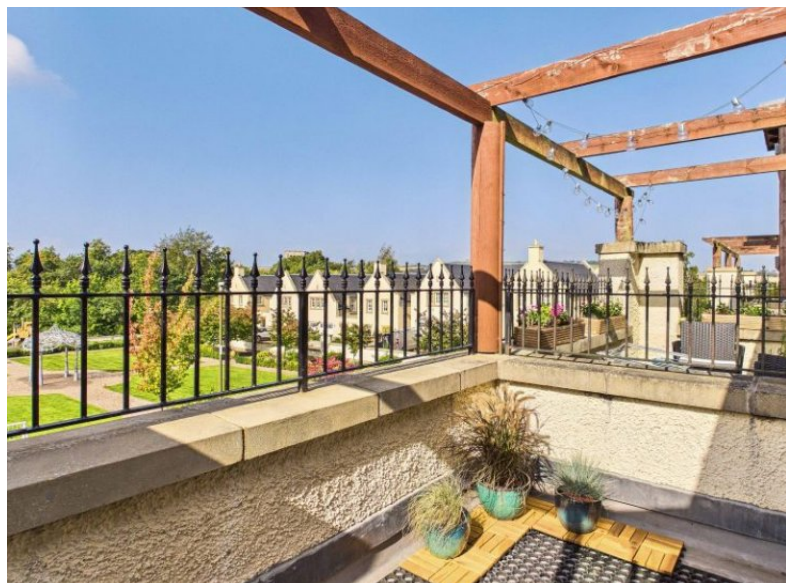




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Outside, the enclosed southeast-facing rear garden is laid to lawn and enjoys a sunny aspect, creating a private and inviting setting for outdoor dining, relaxing and entertaining. Off-street parking and a separate garage to the rear, gas central heating and double glazing complete this appealing home, which would suit growing families, first-time buyers and commuters alike.

Extras: all fitted floor coverings, light fittings and integrated appliances are included in the sale.



“French doors opening onto the landscaped rear garden which is fully enclosed and offers a patio, lawn and flowerbeds.”







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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