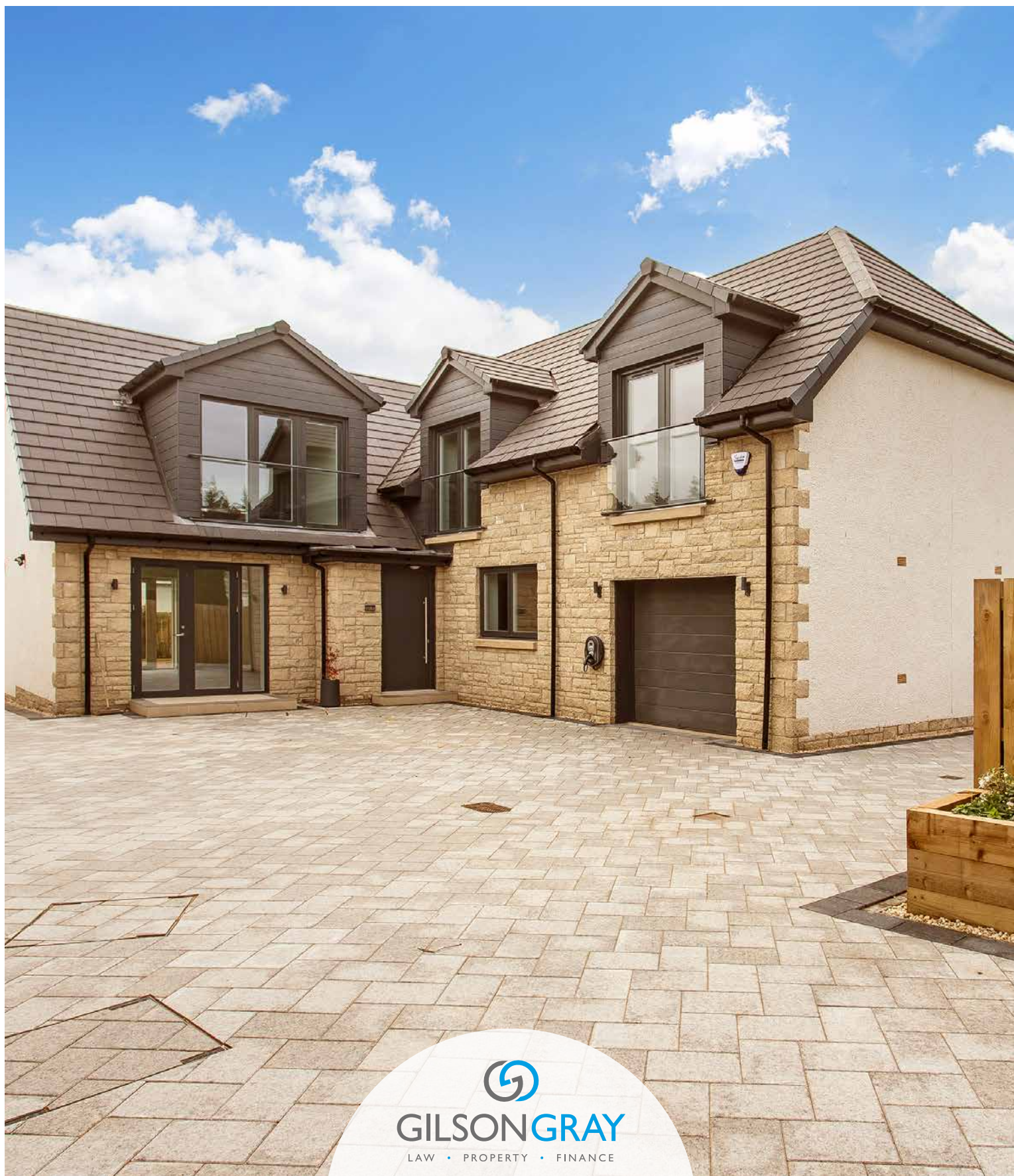


FIRS

Dovecote, Haddington, East Lothian, EH41 4HA



GILSON GRAY

LAW • PROPERTY • FINANCE

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The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre



PROPERTY NAME

Firs

LOCATION

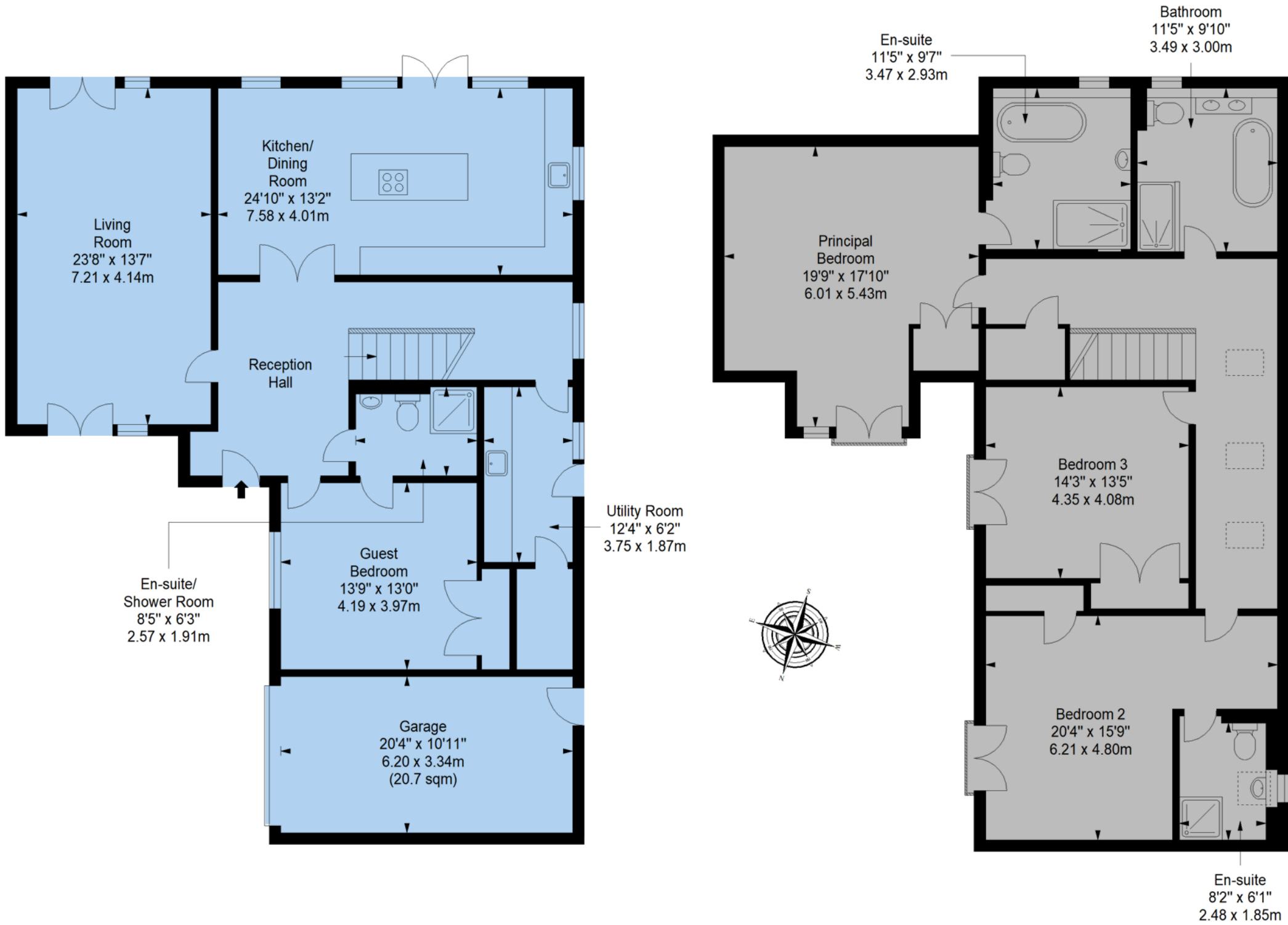
Haddington, East Lothian, EH41 4HA

GROUND-FLOOR FIRST-FLOOR

APPROXIMATE TOTAL AREA:

250.4 sq. metres (2695.4 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



High-specification interiors &

LARGE WRAPAROUND GROUNDS

A stunning architect-designed new-build detached house with four king-size bedrooms, finished to an exceptionally high specification throughout to provide a truly luxurious lifestyle on the rural edge of Haddington.

GENERAL FEATURES

A stunning architect-designed new-build detached house
High-specification interiors and large wraparound grounds
In a sought-after location on the rural edge of Haddington
Neutral décor and all-new fixtures and fittings throughout
EPC Rating - TBC | Council Tax band - G

ACCOMMODATION FEATURES

Naturally-lit reception hall with an understairs space
Substantial living room with dual-aspect French doors
Open-plan kitchen/dining room with a statement design
Utility room that matches the kitchen's high-end aesthetic
First-floor landing with skylights and an airing cupboard
Four large king-size bedrooms all with built-in wardrobes
Two en-suite shower rooms, including a Jack-and-Jill en-suite
Superior four-piece en-suite bathroom with shower cubicle
High-specification family bathroom with a five-piece suite
Triple-aspect windows and Vaillant air source heat pump

EXTERIOR FEATURES

Suntrap gardens, including a manicured lawn and patio areas
Multi-car driveway with EV charger and an integrated garage





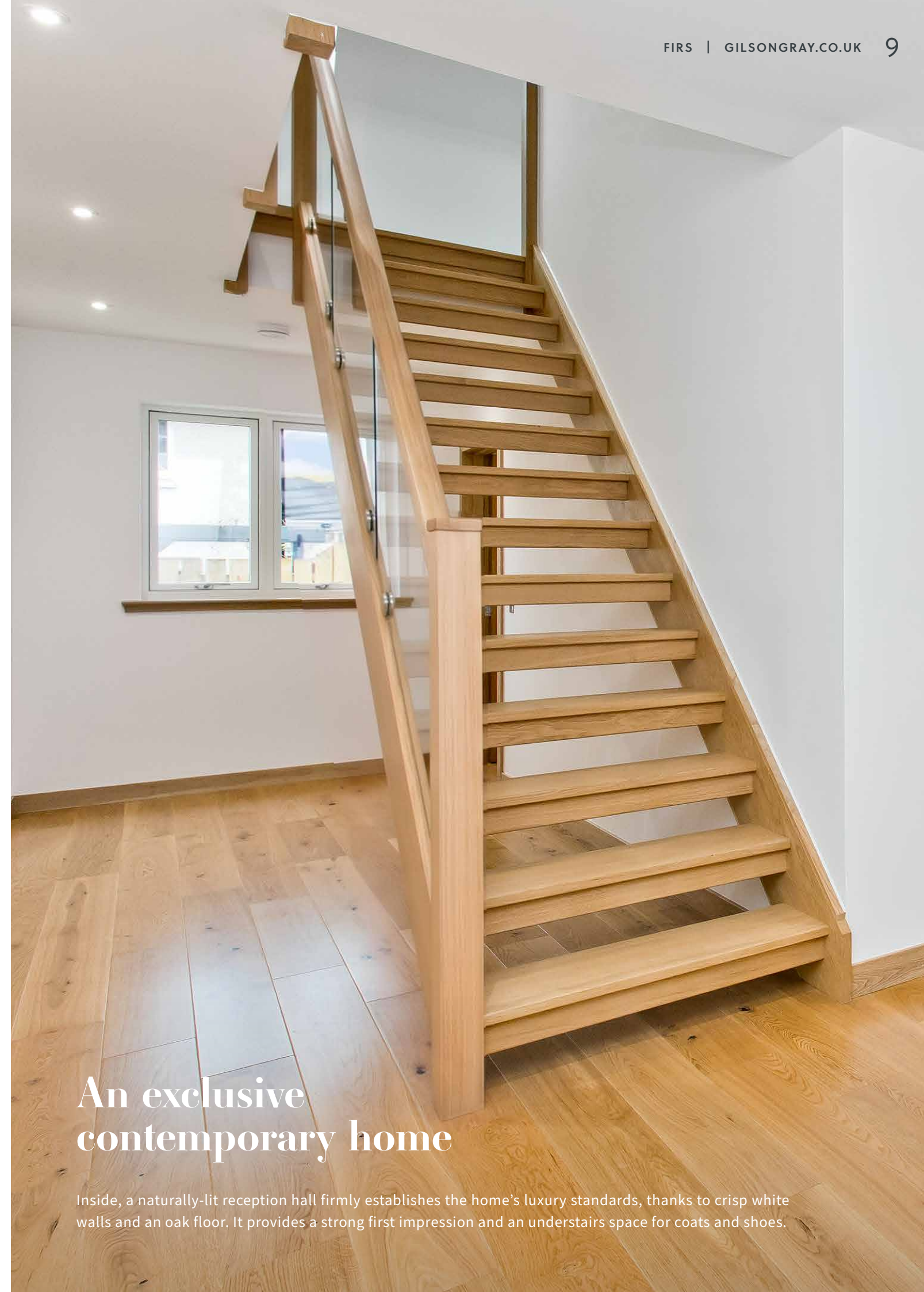
STUNNING ARCHITECT-DESIGNED

new-build detached house



This exclusive four-bedroom new-build detached house is an outstanding family home of the highest standards. Spanning over 2695 square feet, the contemporary residence offers impressively large rooms presented with a sought-after blank canvas and all-new fixtures and fittings throughout. It features a substantial living area, a state-of-the-art kitchen/dining room with integrated Siemens appliances, and the convenience of three en-suites and a five-

piece family bathroom. Externally, the home sits within generous wraparound grounds too, providing private parking for multiple vehicles and suntrap gardens. It also has an integrated garage and superb built-in storage. Forming part of a family-friendly development, the property enjoys a highly desirable location as well, set close to the East Lothian countryside that surrounds Haddington while remaining within swift reach of all the market town offers.



An exclusive contemporary home

Inside, a naturally-lit reception hall firmly establishes the home's luxury standards, thanks to crisp white walls and an oak floor. It provides a strong first impression and an understairs space for coats and shoes.

The living room has an expansive footprint that spans 326 square feet, providing abundant floorspace for a wide array of furnishings. The dual-aspect room also boasts French doors to the north and south, which ensures a flood of natural light and easy access to the surrounding gardens. The neutral decoration further enhances the airy ambience, while a plush carpet ensures maximum comfort.



* This photograph has been virtually staged from an actual photograph of the room

Elegant surroundings

OFFERING SPACE & COMFORT



KITCHEN

A STATE-OF-THE-ART

South-facing French doors to the garden ensure a seamless indoor-outdoor flow

Organised around a central island, the open-plan kitchen/dining room has a statement design by Kitchens International. The ultra-modern aesthetic features sleek cabinetry in white alongside solid quartz worktops, housing a deep sink with a Quooker tap for instant boiling water. A wood-fronted double unit (housing an in-built TV) complements the internal oak door, while a neat line of integrated Siemens appliances (in black) bring a monochrome touch to the aesthetic. A separate utility room (with built-in storage) matches the kitchen's high-end design.



The large, dual-aspect room leaves plenty of space for a family-sized table and chairs



* This photograph has been virtually staged from an actual photograph of the room

Four KING-SIZE BEDROOMS

The four bedrooms are all king-sized spaces with built-in wardrobes, each room further benefitting from neutral styling and thick carpets. The first-floor bedrooms all come with Juliet balconies too, bringing a leafy, natural ambience indoors.





LARGE PRINCIPAL BEDROOM



Boasting a superior four-piece en-suite bathroom with a freestanding deep-soak bath and a walk-in shower enclosure

Bedroom two also has its own premium en-suite shower room



* This photograph has been virtually staged from an actual photograph of the room



THE FOURTH BEDROOM

Plus, the fourth bedroom on the ground floor has a Jack-and-Jill style en-suite shower room, making it ideal as a guest suite.

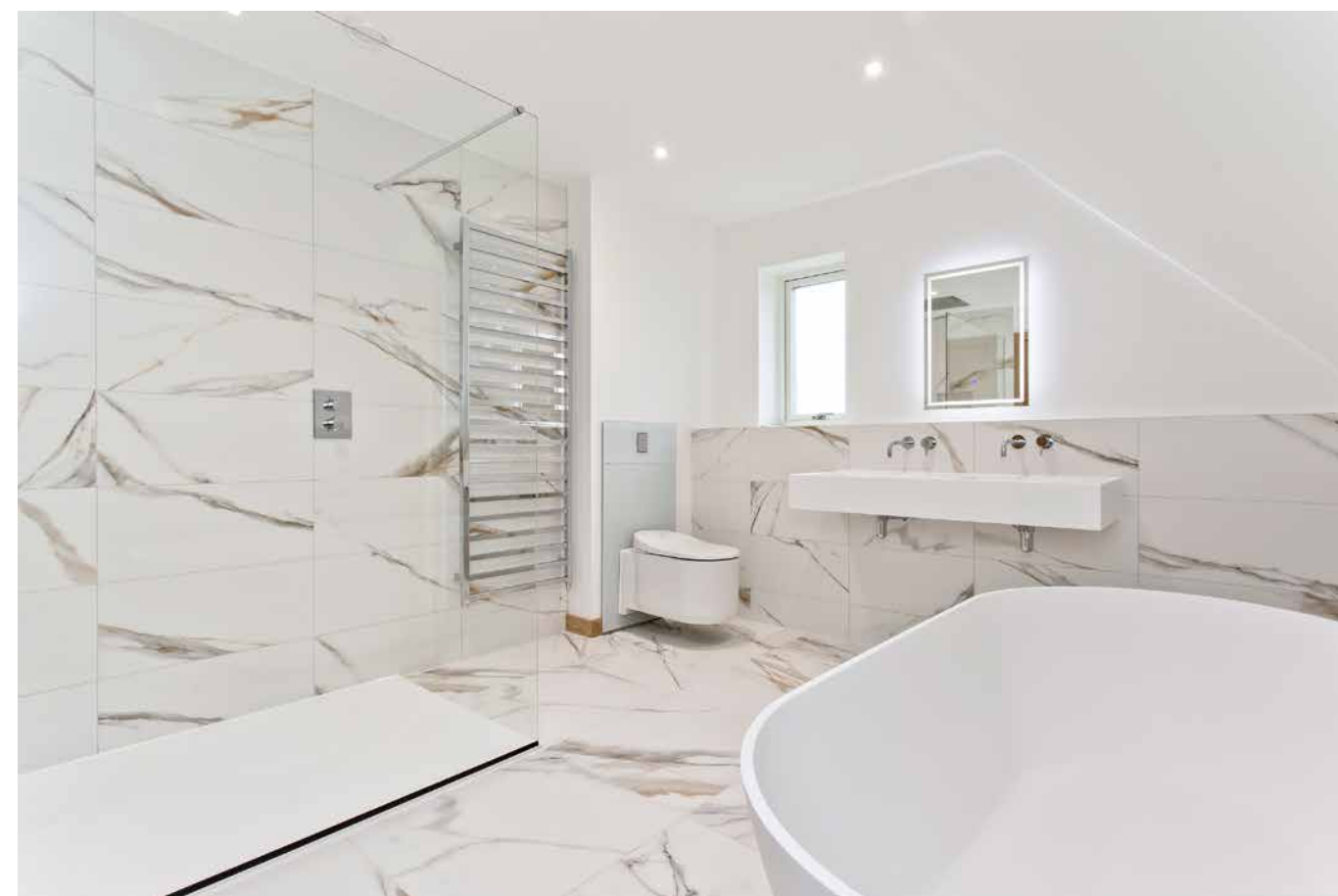


Five-piece FAMILY BATHROOM



In addition to the three en-suites, Firs has an equally high-specification family bathroom fitted with a five-piece suite. It features a hidden-cistern toilet, twin stone washbasins by Lusso, an illuminated mirror, a ladder-style towel radiator, a double-ended freestanding bathtub, and a double-sized (walk-in) shower cubicle with a drenching ceiling mounted showerhead (like all the en-suites).

Optimal efficiency and comfort are assured via triple-glazed windows and a Vaillant air source heat pump, with underfloor heating throughout the ground floor and radiators on the upper floor.



Extras: all fitted floor coverings, light fittings, integrated Siemens appliances (induction hob with in-built extractor, two self-cleaning ovens, microwave combi oven, warming drawer, bean-to-cup coffee machine, full-height fridge, full-height freezer, and dishwasher), a washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

BEAUTIFUL WRAPAROUND GROUNDS

with generous parking

The property is enveloped by beautiful wraparound grounds, incorporating neat patio areas and a manicured lawn, as well as a generous driveway that can readily accommodate multiple cars. The driveway comes with an electric vehicle (EV) charger and it leads to an integrated garage as well. Meanwhile, the garden areas (framed by dedicated plant beds) create plenty of opportunities for lounging and dining in the sun, especially at the large south-facing patio which is perfect for summer entertaining.



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 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.



Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

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