

RYVOAN

Gateside Road, Haddington, East Lothian, EH41 3SZ



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Welcome to Ryvoan

An executive five-bedroom detached house in Haddington, boasting two reception rooms, a spacious dining kitchen, and convenient bathroom facilities, in addition to extensive private parking and large gardens.



PROPERTY NAME

Ryvoan, Gateside Road

LOCATION

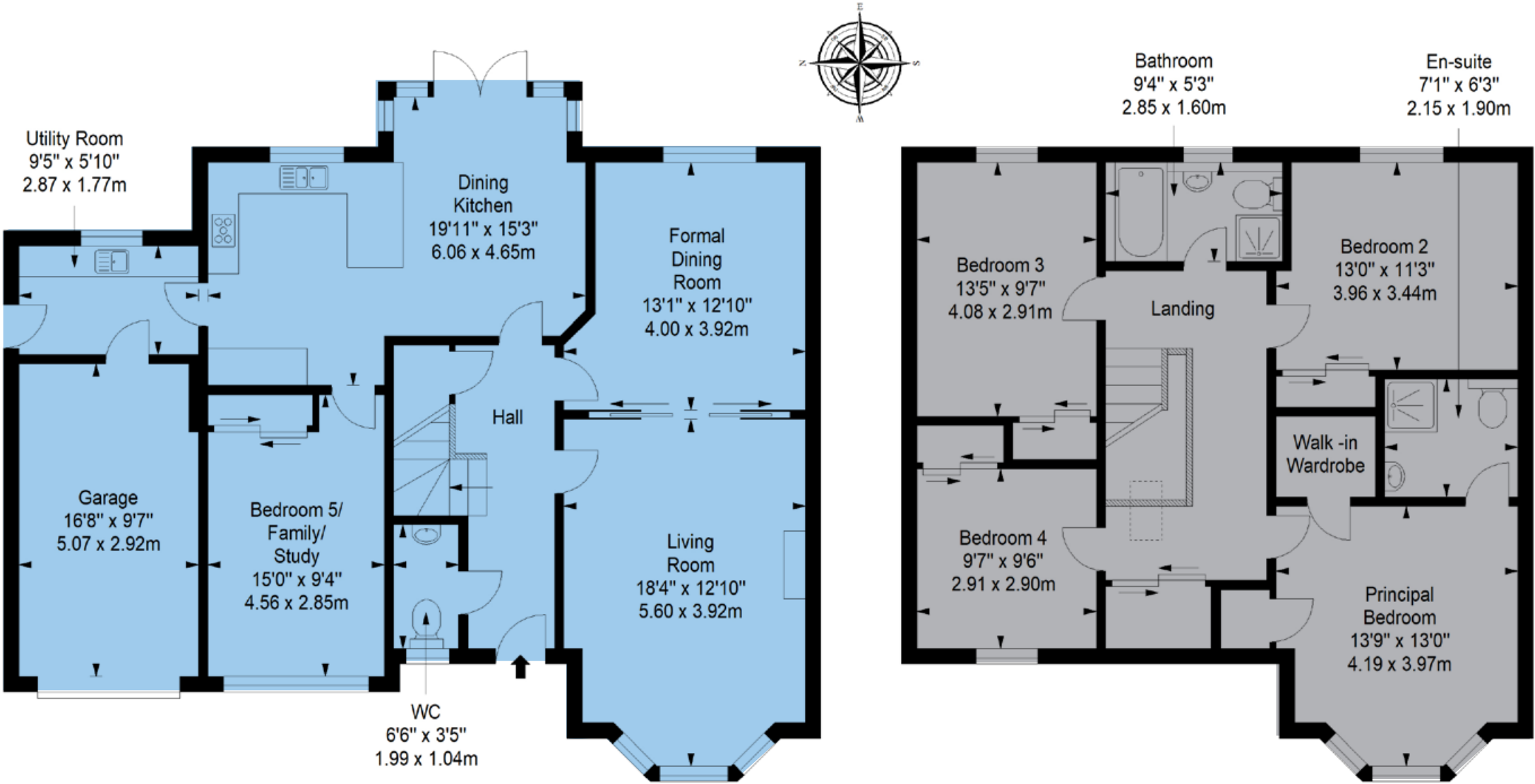
Haddington, EH41 3SZ

GROUND-FLOOR FIRST-FLOOR

APPROXIMATE TOTAL AREA:

180.6 sq. metres (2030.1 sq. feet)

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





Peacefully located away from the road as part of an exclusive trio of properties

This exceptional family home is a large five-bedroom detached house with a sought-after location in Haddington. It covers 2030 square feet and is set within generous enclosed grounds, which incorporate secure private parking and landscaped gardens. The interiors are all finished to high standards too, with neutral interior design and quality fixtures and fittings throughout. The two reception rooms provide space for relaxing and entertaining, along with the well-appointed dining kitchen. Five bedrooms cater to large families and those who seek flexible living space, while the WC, en-suite, and four-piece family bathroom keep waiting times to a minimal. Outstanding storage completes this impressive home.

GENERAL FEATURES

An executive detached house covering 2030 sq. feet
Quiet setting as part of an exclusive enclave of homes
Desirable location in the market town of Haddington
Neutral décor and high-quality finishings throughout
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Welcoming hall with understairs storage and a WC
Large living room with a fireplace and a bay window
Sliding pocket doors to adjacent formal dining room
Spacious dining kitchen with French doors to garden
Neighbouring utility room with access to the garage
Bright landing with built-in cupboard and attic access
Principal suite with a walk-in wardrobe and bay window
Three further double bedrooms with built-in wardrobes
One versatile single bedroom with a built-in wardrobe
Quality en-suite shower room with a three-piece suite
Four-piece family bathroom with a shower cubicle

EXTERIOR FEATURES

Enclosed grounds with mature landscaped gardens
Gated, multi-car driveway and an integral garage

WELCOME

Ryvoan is an exceptional family home that offers space and comfort

The property begins with a welcoming entrance hall that offers a lovely first impression. It also provides understairs storage and a convenient WC.



Two elegant RECEPTION ROOMS



Spanning over 222 square feet, the living room enjoys a generous footprint, fronted by a bay window for lots of natural light. Understated neutral tones add to the airy environment, while soft carpeting brings underfoot comfort. A modern fireplace creates a handsome focal point as well.

From here, sliding pocket doors open the space out into a formal dining room which maintains the elegant styling. It is a useful arrangement that allows for intimate dinner parties and lively social events.





**Connected via
pocket doors,
perfect for
intimate dinner
parties and lively
social events.**

SPACIOUS DINING KITCHEN

with French doors to garden





The dining kitchen has spacious dimensions and a box bay window, inset with French doors for a seamless indoor-outdoor flow. The cooking area is neatly zoned on one side, with the adjacent dining space enjoying rear garden views. It is an excellent setup for entertaining family and friends in a relaxed manner.



PRACTICAL & ENDURING



kitchen and utility room with access to the garage

Appointed with timber-toned cabinetry and complementary worktops, the kitchen has a popular design that is also practical and enduring. A selection of integrated appliances complete the space.

A neighbouring utility room houses laundry appliances, while also offering access to an integral garage and to the side of the property.





BRIGHT LANDING

Before we reach the four main bedrooms, a landing provides a built-in cupboard and attic access for further storage. Like the rest of the home, the bedrooms all maintain high standards, each enjoying light décor and soft carpets.



The principal suite provides the homeowners with even more features, boasting a bay window, a walk-in wardrobe, additional storage, and a quality three-piece en-suite shower room.



PRINCIPAL SUITE

with a walk-in wardrobe and bay window



"...catering to large families and those who seek flexible living space..."

Bedrooms two and three are also spacious doubles, while the fourth bedroom is a versatile single (all of them coming equipped with built-in wardrobes). A fifth bedroom is at the ground floor, providing another double-sized space with a built-in wardrobe and the flexibility to be used creatively, such as a family room or study.





CONVENIENT

bathroom facilities

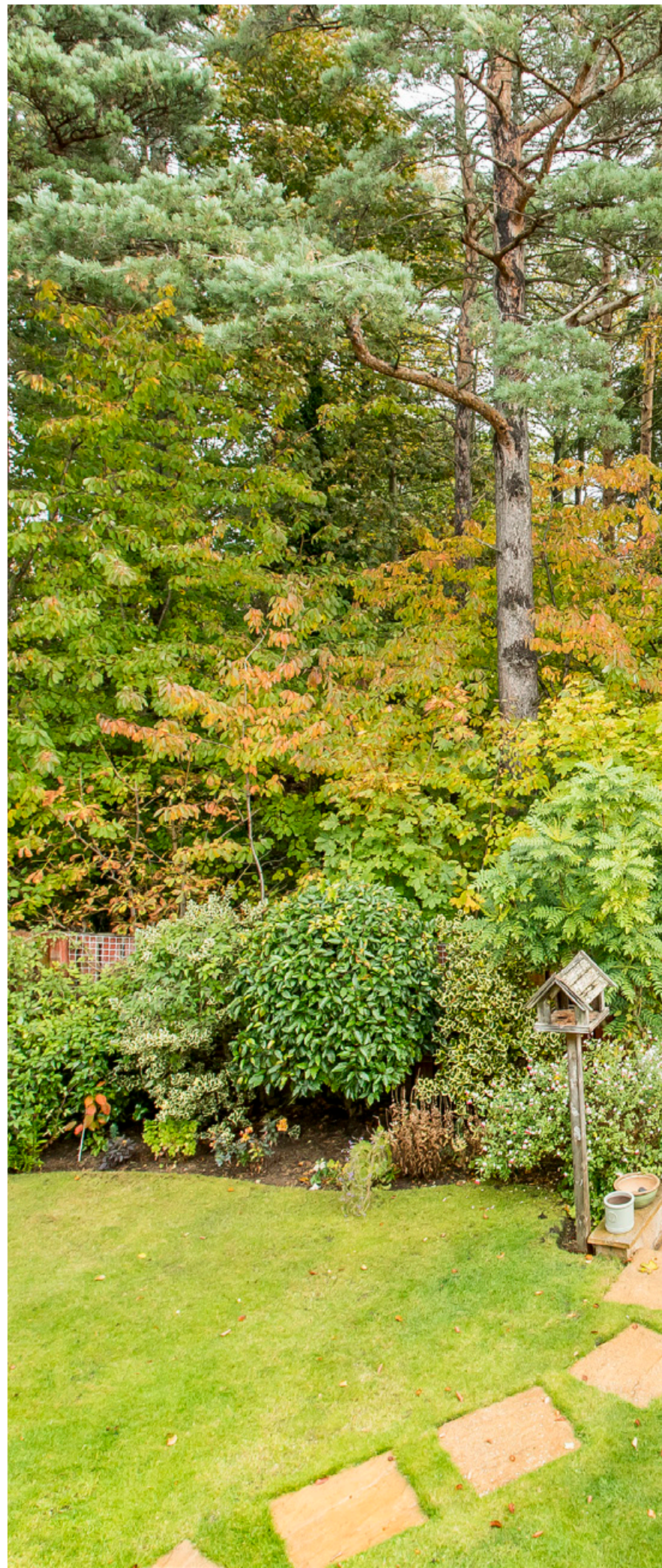
The home's WC and en-suite bring added convenience, alongside a family bathroom fitted with a four-piece suite. Attractively presented with half-height tiling and neutral décor, the bathroom includes a bath and a separate shower cubicle.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, five-burner gas hob, extractor hood, and dishwasher) 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.



Enclosed grounds with

TRANQUIL GARDENS



Mature landscaped gardens and secure parking

Set amongst enclosed grounds and mature plants, Ryvoan has a charming front garden and a gated, multi-car driveway leading to an integral single garage. Meanwhile, the rear garden is a natural haven for families. It is professionally landscaped with a sweeping lawn and patio, stepping down to a second patio area to provide lots of space for outdoor enjoyment. Backed by a thick treeline, it offers outstanding privacy too, as well as a tranquil ambience.

HADDINGTON

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.



Haddington 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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