



43 ALDERSTON GARDENS

HADDINGTON | EAST LOTHIAN



RETTIE





SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Vestibule, Reception Hall, Sitting Room, Kitchen with open plan Living Area, Conservatory, Family Room, Utility Room with Access to Garage, and Cloakroom.

First Floor: Galleried Landing with Storage Cupboard, Principal Bedroom with Dressing Area and En-suite Bathroom, Bedroom 2 with En-suite Shower Room, Three Further Double Bedrooms, and a Family Bathroom.

Garage: Integral Double Garage with Twin Up and Over Doors

Garden: Front and Rear Gardens predominantly laid to lawn, with a generous paved driveway

About: 0.12 acres

43 ALDERSTON GARDENS

Haddington, East Lothian, EH41 3RY

A generous and beautifully presented 5-bedroom detached family home within walking distance of Haddington's excellent amenities and easy commuting distance to Edinburgh

Haddington High Street 1.2 miles, Edinburgh 17.5 miles, Edinburgh Airport 26 miles (All distances are approximate).





SITUATION:

The county town of Haddington is the historic seat of power for East Lothian and remains today the centre of local government and administration with a population of around 10,000.

There is first class local shopping with a large central Tesco supermarket, and an Aldi supermarket at the new Haddington Retail Park. A number of independent retailers, cafes and restaurants in the town cater for most needs and tastes.

Within easy walking distance along the river is Haddington's main leisure centre, while The Compass, a private preparatory school, two further primary schools and Knox Academy High School are all close by within the town.

East Lothian's superb beaches are easily accessible by car, while the nearby Lammermuir Hills provide excellent walking and cycling opportunities. Golfers are spoilt for choice with links courses at North Berwick, Gullane and Dunbar, and a range of inland courses including Archerfield and Gifford. Haddington itself boasts two 9-hole courses.

Haddington enjoys fast and easy access to Edinburgh, some 20 miles away, via the A1 dual carriageway. A commuter rail service is available from Longniddry or Drem, both approximately 5 miles away, while Dunbar provides a fast train service to Kings Cross. There are also a number of direct bus services from Haddington to Edinburgh.

DESCRIPTION:

43 Alderston Gardens is a wonderfully spacious detached family home, with a bright and open ground floor plan and 5 generous bedrooms on the first floor. The house is in an excellent location that is convenient for both Haddington town centre and is only a few minutes from the A1 for access to Edinburgh and beyond. Well suited to a growing family, the house has front and rear gardens with a summer house, integral double garage and multi-vehicle driveway.

Entering the house via the front door is a welcoming Vestibule which precedes the Reception Hall. The Kitchen with open plan Living Area forms the heart of the home, with glazed double doors out to the large Conservatory. The Conservatory offers additional dining and relaxing space with a leafy outlook over the rear garden and a single door out to the patio area. The Kitchen benefits from a range of base and wall mounted shaker style cabinets, with built-in appliances including a dishwasher, fridge, microwave, and oven, with a 5-ring gas hob set into the worktop. A large breakfast bar offers space for informal dining and distinguishes the Kitchen from the Living Area which is a useful and sociable space well suited to modern living. Adjoining the Kitchen is a useful Utility Room with plumbing for a washing machine and dryer, as well as being fitted with additional storage units and a second sink. The Utility Room also offers access externally to the side of the house and a door into the integral double garage.

Returning to the Hall, double doors offer access to the bright Sitting Room which is presented as a formal room to entertain and lounge, adjacent to which is the Family Room. The Family Room would suit a variety of uses including a formal Dining Room but is currently presented as an additional Snug/TV Room. A convenient ground floor Cloakroom with basin and WC is accessible from the Hall.





Ascending the stairs to the first floor is a bright galleried landing which provides access to 5 double Bedrooms and a Family Bathroom. There is access to the attic from the landing, as well as a large airing cupboard which houses the hot water storage tank. The bright and generous Principal Bedroom is at the front of the house, and features a south facing Juliet balcony, dressing area with ample fitted storage, and an ensuite bathroom furnished with bath, shower, basin, and WC, as well as a large, fitted storage unit. The second Bedroom is located across the hall and benefits from an ensuite shower room, with a shower cubicle, basin, and WC. Three further double Bedrooms complete the accommodation on the first floor and all benefit from built in storage. The Family Bathroom is furnished with a bath, shower, basin with fitted vanity, and WC.

GARAGE:

An integral double garage offers storage for two cars or ample household storage. One of the up-and-over style doors has been mechanised, the other remains manual. There is power for additional appliances, and the Worcester Bosch boiler is housed in the garage.

GARDEN:

The front garden at 43 Alderston Gardens is predominantly laid to lawn, with border stocked with established shrubs. A patio and large steps lead up to the front door, and a paved driveway with space for 2 vehicles precedes the double doors to the Garage. At the rear of the house, a beautifully maintained garden is also predominantly laid to lawn, with established trees and shrubs lining the rear boundary within a raised bed, and a patio that bounds the house. There is a south-facing Summer House which offers an ideal place to enjoy a sunny afternoon.



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The Greenhouse may be available by separate negotiation.

Services

Mains electricity and water, with mains gas central heating.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the properties is EH41 3RY

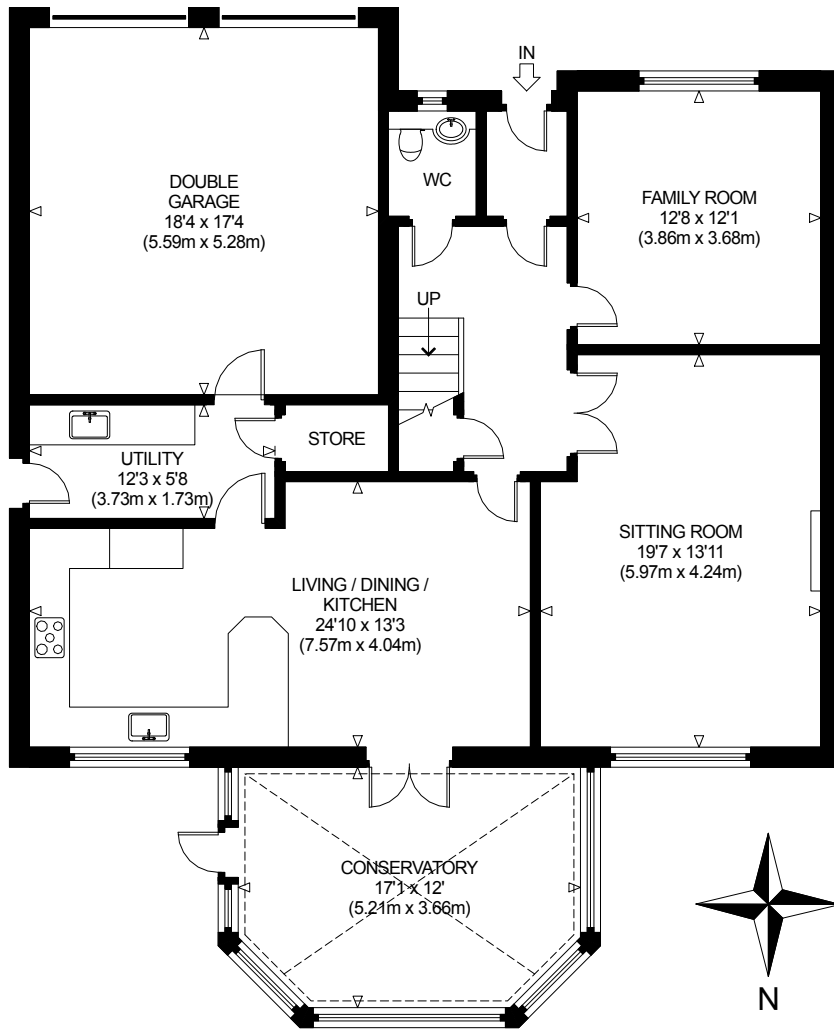
EPC – Band C

Local Authority

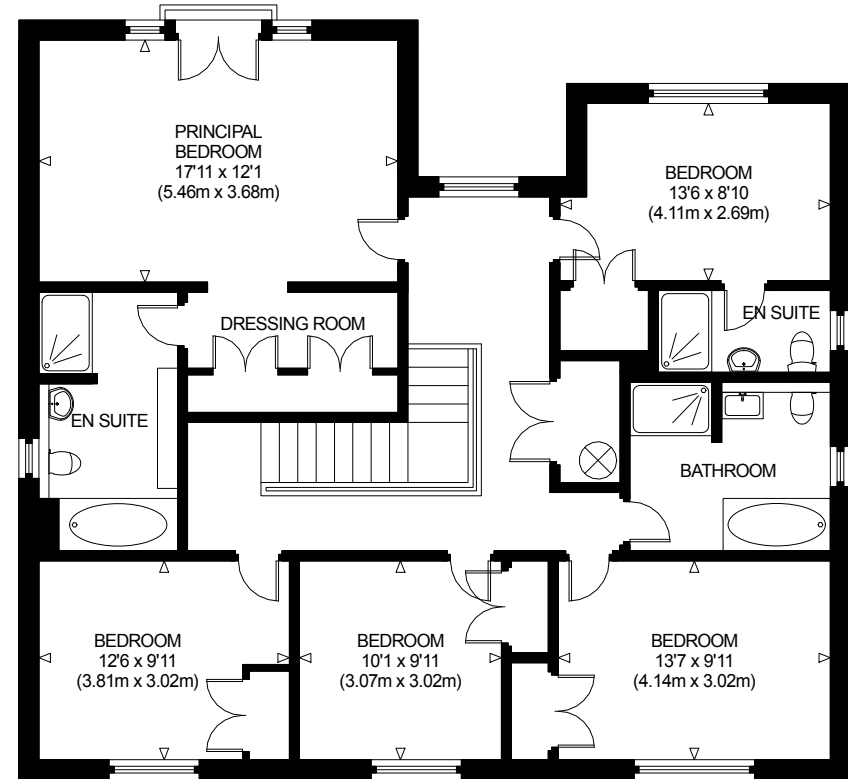
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax – Band G





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1549 SQ FT / 143.9 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1306 SQ FT / 121.3 SQ M

ALDERSTON GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2855 SQ FT / 265.2 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.









RETTIE

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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.