



20 NUNGATE GARDENS

Haddington, East Lothian EH41 4EE



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An attractive 3-bedroom terraced house that forms part of the popular CALA development on the outskirts of Haddington, boasting beautiful interiors and a fantastic rear garden with a home office and a garage

Haddington High Street 0.5 miles, Drem Train Station 4 miles, Aberlady 6 miles, Longniddry 7 miles, North Berwick 9 miles, Edinburgh City Centre 18 miles

Summary of Accommodation

Ground Floor: Entrance Vestibule, Hall, Open Plan Sitting Room, Dining Kitchen and a WC

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Two Further Double Bedrooms, a Family Bathroom and a Balcony

Garden: Beautifully manicured garden to the rear with colourful herbaceous borders and two patio terraces

Outbuildings: Single Garage and a Home Office



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Situation

20 Nungate Gardens forms part of the popular CALA development on the outskirts of the historic market town of Haddington - the main administrative, cultural and geographical centre for East Lothian. An extensive range of shops can be found locally within the town to include various independent stores, a Tesco and Aldi Supermarket within Haddington's Retail Park, as well as a monthly farmers' market. There is a leisure centre with swimming pool in the town together with additional sporting facilities available at the cricket, boxing, football and rugby clubs. The property is within walking distance of the River Tyne and its surrounding parks, with some lovely riverside walks which are popular with dog owners.

Situated only 4 miles to the train station at Drem, and within close proximity to the A1 trunk road, Haddington is ideally placed for commuting into Edinburgh. The main East Coast Rail lines at Dunbar and East Linton also provide further rail options to the south and London.

Haddington is also ideally placed for the wealth of outdoor pursuits available throughout East Lothian with excellent walking, hiking and biking facilities in the nearby Lammermuir Hills. The county is renowned for its beautiful coastline, offering a variety of sailing and water sports activities as well as a plethora of glorious sandy beaches - Aberlady Bay being the closest at only 6 miles away. For golfing enthusiasts, Haddington Golf Club is on the doorstep, however East Lothian boasts some of the finest golf courses in the country with the likes of Muirfield, Archerfield, Gullane and Luffness Golf Clubs all within a few miles.

Both primary and secondary schools are available in Haddington to include St Mary's Primary, Haddington Primary and Knox Academy secondary school. The independent sector is further catered for by the Compass School in Haddington and Belhaven Hill Preparatory School in Dunbar, as well as Loretto School in Musselburgh and a number of further day and boarding schools within Edinburgh.



Description

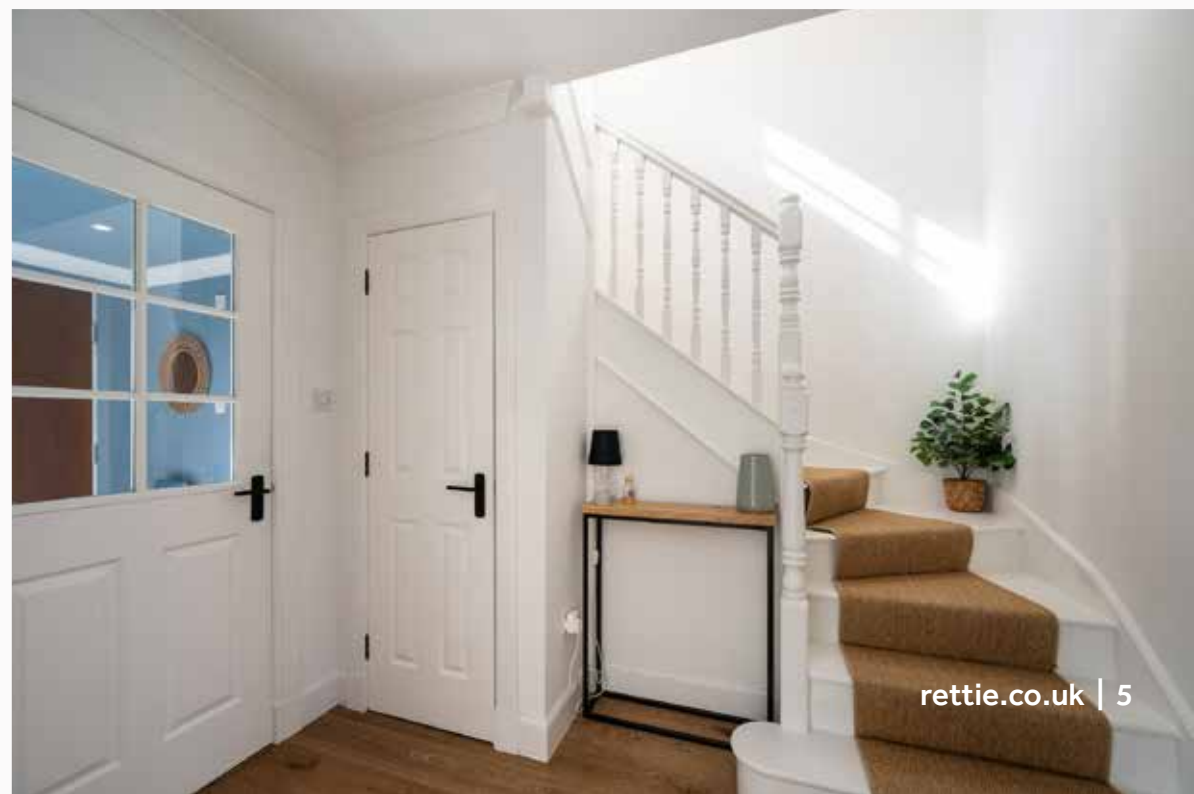
20 Nungate Gardens is an attractive mid terrace property built circa 2007 by CALA Homes that has recently been fully renovated by the current owners to provide stunning interiors in turn-key condition, as well as a beautifully landscaped rear garden supplied with a home office.

The front door enters into an entrance vestibule with access to a stylish WC as well as room to store outdoor equipment. Moving through into the hallway, double doors open into an impressive open plan living/dining room, with a superb timber clad feature wall behind the electric wood burning stove. The dual aspect room is beautifully lit via triple windows overlooking the front garden as well as French doors out to the rear patio, making this a wonderful room for entertaining. There is ample space for a seating area to one end and a recreational/dining area to the other, with double doors leading directly into the kitchen.

The chic dining kitchen boasts a range of wall and floor mounted units incorporating various integrated appliances to include a double oven, tall fridge, induction hob, under counter freezer and a dishwasher. There is room to the centre for a dining table, and an additional door leads back through to the hall.

Stairs ascend from the hall to the first-floor landing which has direct access onto a south facing balcony. The principal bedroom offers a wall of integrated wardrobes as well as a modern ensuite shower room with a large walk-in shower, wash basin and WC. There are two further double bedrooms, one incorporating a deep integrated wardrobe, and a family bathroom encompassing a shower over bath completes the accommodation on the first floor.

Given the success of neighbouring properties to extend into the roof, there may be the potential to create additional accommodation subject to planning.





Garden & Outbuildings

The fully enclosed rear garden has also been successfully landscaped by the current owners and offers a fantastic space for relaxing in the sunshine. French doors lead from the open plan sitting room onto a patio terrace offering a wonderful space for alfresco dining. Steps lead down to a lower lawn with colourful herbaceous borders and a gravel terrace. A fully functioning home office is situated at the base of the garden, supplied with internet and electricity, with a further patio terrace adjacent. A rear pedestrian gate leads to a single garage with an electric door with unrestricted on-street parking.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specified in the brochure will be included in the sale. The sale will include all light fittings, carpets, curtains, blinds and white goods.

Services

Mains electricity, drainage and water, with gas fired central heating.

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH41 4EE

EPC Rating

Band B

Local Authority

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



Council Tax

Band F

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.

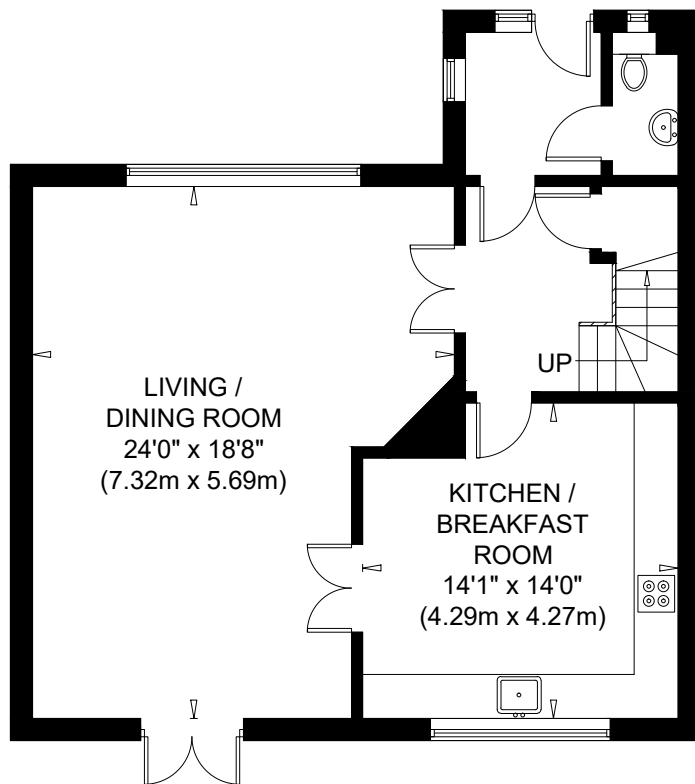
Particulars and Plans:

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.

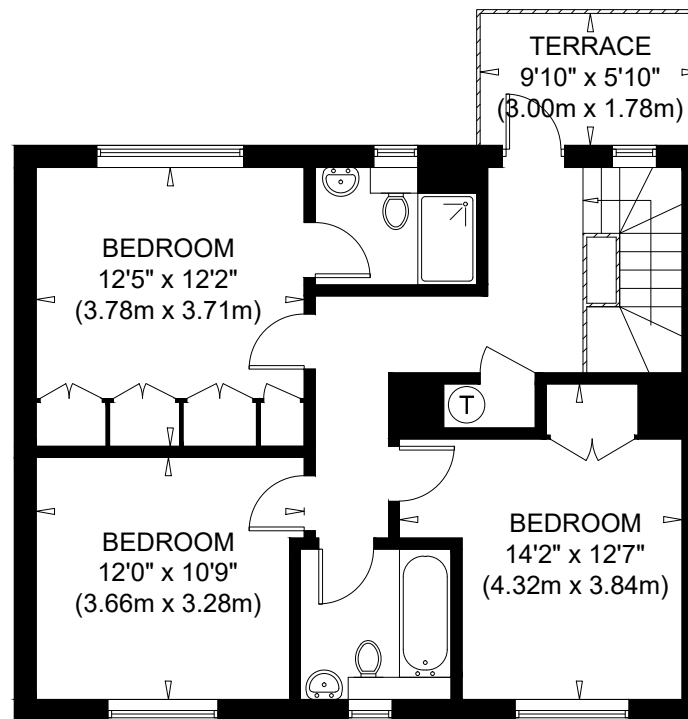
Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie 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.

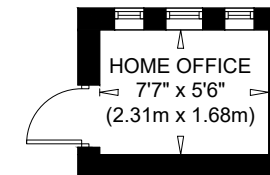




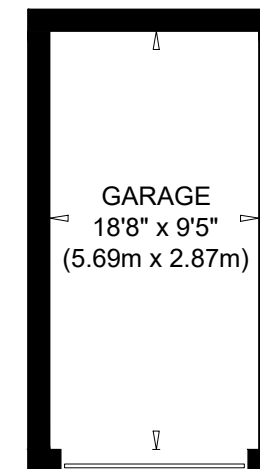
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 69.9 SQ M / 752 SQ FT



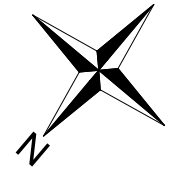
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 63.8 SQ M / 686 SQ FT



HOME OFFICE
GROSS INTERNAL
FLOOR AREA 3.9 SQ M / 41 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 16.2 SQ M / 174 SQ FT



NUNGATE GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 133.7 SQ M / 1438 SQ FT
HOME OFFICE = 3.9 SQ M / 41 SQ FT
GARGAE = 16.2 SQ M / 174 SQ FT
TOTAL = 153.8 SQ M / 1653 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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, 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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