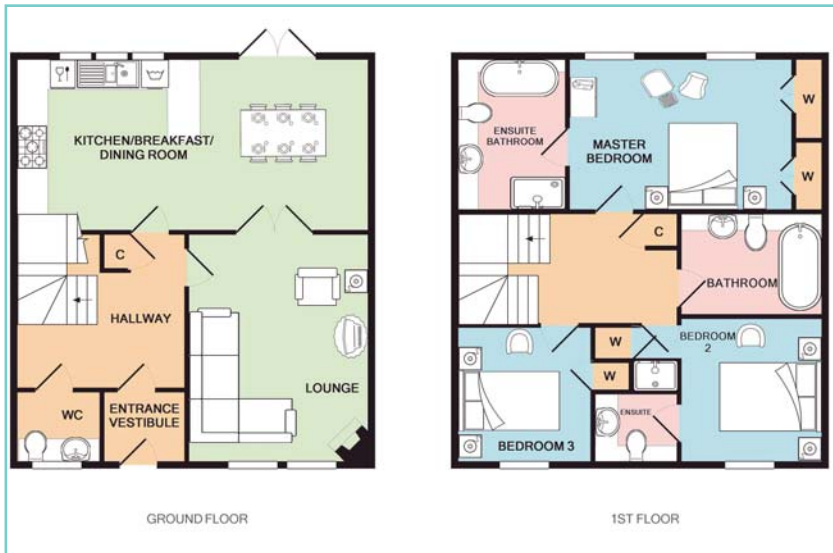


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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS

TEL: 01620 825368

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LP 1 Haddington

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HADDINGTON
11 NUNGATE GARDENS
EH41 4EE

GSB PROPERTIES
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk

HADDINGTON

11 NUNGATE GARDENS

EH41 4EE

**STYLISH 'CALA' BUILT SEMI
DETACHED HOUSE
WELL SITUATED WITHIN THE
PRESTIGIOUS 'BRIERY MEADOW'
RESIDENTIAL DEVELOPMENT**

**ENTRANCE VESTIBULE
HALL
LOUNGE
KITCHEN/BREAKFAST/DINING ROOM
MASTER BEDROOM
2 DOUBLE BEDROOMS
EN-SUITE MASTER BATHROOM
EN-SUITE SHOWER ROOM
FAMILY BATHROOM
GAS CENTRAL HEATING
DOUBLE-GLAZING
ENCLOSED REAR GARDEN
SINGLE GARAGE
SECURITY ALARM SYSTEM**

**VIEWING:
TELEPHONE
GSB PROPERTIES
01620 825368**

GENERAL DESCRIPTION

Haddington is the county town of East Lothian and as such as an excellent shopping centre, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern swimming pool/leisure centre, 18-hole parkland golf course, numerous sports and social clubs and all the usual youth organisations. East Lothian's beautiful countryside is virtually on the doorstep and the Lammermuir Hills to the south and coastline to the north are both easily accessible. For those commuting into Edinburgh the journey by car is both fast and easy and the dual carriageway and City Bypass provide ready access to the airport and motorway network.

Nungate Gardens forms part of the Cala built Briery Meadow residential development which borders the town close to the River Tyne, yet is within comfortable walking distance of the town and schools. This elegant and most attractive residential community features family homes built of natural materials – slate and stone – and architectural details akin to the traditional East Lothian style of traditional houses.

The property offered for sale is a semi detached house in the stylish 'Larchdale' design. It provides generous living accommodation with a modern and contemporary flair and offers as standard features, French doors from the lounge and kitchen, a fully integrated modern kitchen with wide breakfasting counter and generous dining area, luxury bathrooms and en-suites and an attractive limestone fireplace in the lounge. In brief, the accommodation comprises on the ground floor entrance vestibule and hall, cloakroom, lounge and kitchen/dining room while upstairs there is the master bedroom with lovely en-suite bathroom, double bedroom with en-suite shower room, a further double bedroom and family bathroom. Outside, there are front and back gardens and single garage with private driveway to the side/rear of the house. It is also an easily and economically run home with double glazing and gas central heating and there is good storage/wardrobe space, ample power outlets, TV (satellite ready) and telephone connection points throughout. There is also a security alarm system in place.

This is a bright and airy, superb family home in a most attractive setting. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE VESTIBULE	1.74m x 1.71m (5'8" x 5'7")
L-SHAPED HALL	4.22m x 3.21m (13'9" x 10'8") widest
CLOAKROOM	1.70m x 1.41m (5'8" x 4'7")
LOUNGE	5.95m x 4.25m (19'6" x 14')
KITCHEN/BREAKFAST/DINING	7.64m x 3.38m (25' x 11'1")
MASTER BEDROOM	4.80m x 3.68m (15'9" x 12')
BEDROOM 2 EXCL ENTRYWAY	3.55m x 2.97m (11'8" x 9'9")
BEDROOM 3	3.57m x 2.98m (11'8" x 9'9")
ENSUITE BATHROOM	2.64m x 2.10m (8'7" x 6'10")
ENSUITE SHOWER ROOM	1.41m x 1.56m (5'6" x 5'1")
FAMILY BATHROOM	2.97m x 2.26m (9'9" x 7'5")

GARAGE

Entered through a private double gated and mono paved driveway, the single garage is positioned to the rear/side of the property. It has an up-and-over door, power and light.

GARDEN

Enclosed by a mid level stone wall, the front garden is laid mainly to grass with flower and shrub borders. The larger enclosed rear garden which is south facing, and a wonderful sun trap in the summer months, includes a paved/patio sitting area adjacent to the house, lawn and gravel beds.

EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, gas hob, oven, extractor hood, integrated dishwasher, fridge/freezer and washer dryer.

COUNCIL TAX BAND – F

COMMON AREA MAINTENANCE FEES:

Charles White Ltd and Greenfingers maintain all the common areas within the development such as street lights, roads and pavements, trees and shrubs and grass cuttings. Depending on the type and scope of work involved each resident pays their portion. No. 11 pays a 1/5th portion of that cost.

