



20 Gateside Avenue, Haddington

Offers in excess of £385,000





## 20 Gateside Avenue

Haddington, Haddington

Karen Clark and RE/MAX Estates – Linlithgow proudly present this Large Four Bedroom Property complete with conservatory and Garage making this property an excellent family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Entrance hall

A welcoming entrance hall accessed through a charming half-glazed wooden door, providing a bright and inviting first impression. The space offers practical storage for coats and shoes, helping to keep the home tidy. Convenient access leads to both the lounge and the upper level, ensuring smooth flow throughout the property.

### Lounge

13' 1" x 12' 2" (4.00m x 3.70m)

A beautiful and spacious lounge featuring a striking front-facing bay window that fills the room with natural light. The warm-toned laminate flooring, neutral décor, and central ceiling light create a welcoming atmosphere, while a radiator ensures comfort throughout the year. This lovely open-plan space flows seamlessly into the dining area, making it perfect for both relaxing and entertaining.

### Dining Room

10' 10" x 7' 7" (3.30m x 2.30m)

This open-plan dining room offers a generous and versatile space, ideal for family meals or entertaining guests. Finished with laminate flooring and neutral décor, the room features a central ceiling light and a radiator for year-round comfort. There's ample room for a large dining table and chairs, with easy access to both the kitchen and lounge. Elegant French doors lead directly into the conservatory, creating a seamless indoor-outdoor flow and filling the space with natural light.



### Conservatory

27' 11" x 12' 2" (8.50m x 3.70m)

A large and inviting conservatory offering the perfect blend of indoor comfort and outdoor connection. Featuring a tiled floor and stylish wall lighting, this versatile space is ideal for relaxing, dining, or entertaining. French doors open directly onto the garden, creating a seamless inside-outside feel and flooding the room with natural light throughout the day.





### Kitchen Breakfast Room

16' 1" x 9' 10" (4.90m x 3.00m)

A spacious and functional kitchen breakfast room, beautifully finished with naturally painted walls and durable vinyl flooring. The room features a central ceiling spotlight that provides excellent illumination. With ample wall and floor storage cabinets, this kitchen offers plenty of space to keep everything organised. A practical breakfast bar enhances the open-plan feel, perfect for casual dining. French doors open to the garden, flooding the room with natural light and creating a seamless indoor-outdoor connection. Convenient access to the garage adds practicality. The kitchen is well-equipped with a wine cooler, dishwasher, fridge, electric oven, and a new induction hob, making it a chef's dream.

### Landing

The staircase and landing are tastefully finished with neutral carpeting and matching décor, creating a warm and cohesive flow throughout the upper level. A central light fitting provides ample illumination, while a stylish feature balustrade adds a touch of character. The landing offers convenient access to all bedrooms, the family bathroom, and the loft, making it a practical and well-connected space within the home.

### Master Bedroom

18' 1" x 7' 3" (5.50m x 2.20m)

A large and spacious master bedroom featuring a front-facing window that brings in plenty of natural light. The room is tastefully finished with carpeted flooring, neutral décor, and a central ceiling light. A radiator ensures comfort, while built-in double wardrobes provide convenient storage. With generous floor space, there's ample room for additional free-standing furniture. The master also benefits from direct access to a private en-suite, adding to its appeal and functionality.

### En Suite

6' 3" x 7' 3" (1.90m x 2.20m)

A handy and well-appointed en-suite featuring a rear-facing window for natural ventilation and light. The space includes a matching ceramic sink and WC, complemented by a sleek wet wall finish for easy maintenance. A walk-in shower enclosure with an electric shower offers convenience, while tiled flooring and central spotlights complete the modern look. Additional features include a radiator for comfort and access to the attic for extra storage.







### Bedroom Two

10' 4" x 7' 7" (3.14m x 2.30m)

An excellent-sized double bedroom featuring a front-facing window that invites in natural light. The room is tastefully finished with neutral décor and a soft, natural-toned carpet. A central ceiling light and radiator provide comfort and practicality. The space includes a double fitted wardrobe space for convenient storage, while still offering ample room for additional free-standing furniture. A bright, versatile room ideal for relaxing or personalizing to suit your style.

### Bedroom Three

11' 10" x 8' 6" (3.60m x 2.60m)

A fantastic third bedroom offering generous space and flexibility. Featuring a rear-facing window that fills the room with natural light, this well-proportioned space includes a central ceiling light, carpeted flooring, and a radiator for year-round comfort. Neutral décor provides a calming atmosphere, while the room easily accommodates a range of free-standing furniture, making it ideal as a bedroom, guest room, or home office.

### Bedroom Four

7' 9" x 7' 5" (2.35m x 2.26m)

A versatile room featuring a front-facing window that fills the space with natural light. Carpeted flooring and neutral décor create a calm and comfortable environment. The room includes a central ceiling light, radiator, and a large storage cupboard, making it ideal as a home office, study, or quiet retreat.



### Bathroom

6' 6" x 6' 2" (1.97m x 1.89m)

Spacious and well-appointed, the bathroom features a rear-facing window that allows for natural light. The tiled flooring is complemented by a modern ceiling spotlight, while a sleek, heated chrome towel rail adds both comfort and style. The room includes a contemporary vanity unit with integrated sink and WC, offering practical built-in storage. A standout feature is the large whirlpool bath, complete with a mixer tap handset. Durable wet wall panels provide a clean, low-maintenance finish.





## FRONT GARDEN

A beautiful front garden offering excellent curb appeal with a well-maintained small lawn area surrounded by a variety of plants and shrubs. The monoblock path leads neatly to the front door and provides convenient access to the garage, combining practicality with charm. This welcoming exterior sets a positive tone for the property.

## REAR GARDEN

The rear garden is fully enclosed, offering a private and secure outdoor space ideal for families or entertaining. Accessible via French doors from both the kitchen and conservatory, it features a low-maintenance artificial lawn bordered by well-kept plants and mature trees. This charming garden provides a peaceful retreat with plenty of space to relax or enjoy outdoor dining.

## GARAGE

### Single Garage

A functional and generously sized garage, suitable for vehicle storage or as a practical utility space. Featuring an up and over style door for easy access, the garage is fully powered and includes plumbing for utilities—ideal for laundry appliances or workshop use. An internal door provides direct access to the kitchen, adding extra convenience.

## ALLOCATED PARKING

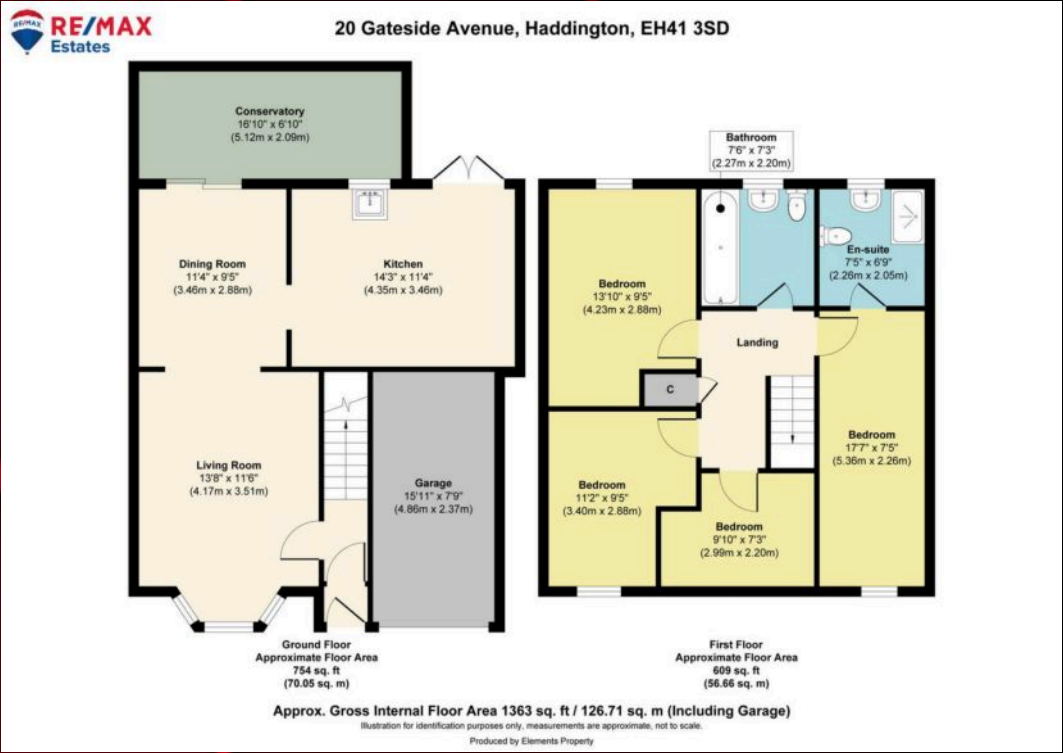
### 1 Parking Space

The property benefits from a private, allocated parking space located adjacent to the home. The area is monoblocked for low-maintenance convenience and offers parking for one vehicle, providing ease of access and added practicality.













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