



40 Kerr Loan
Haddington, East Lothian, EH41 3DZ

CALL US ON 0131 447 4747



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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Good sized living room overlooking the rear garden.
- Breakfasting kitchen with appliances.
- Breakfast bar.
- French doors to rear garden.
- Formal dining room.
- Upper landing with storage.
- Access to attic.
- Master bedroom with fitted wardrobes & ensuite shower room.
- Three further double bedrooms - one with built-in wardrobes.
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to integral garage.
- Electric vehicle charging point.
- Extensive enclosed child friendly garden at rear.
- Unrestricted on-street parking.

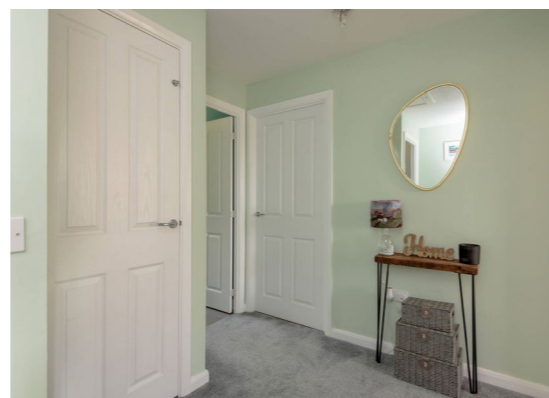
GENERAL DESCRIPTION

A superb detached villa situated within a sought after modern development in the highly regarded town of Haddington in East Lothian. The property is set in an excellent cul-de-sac location, still under the NHBC guarantee. It is an ideal commuter base with its close proximity to the A1 and there is a range of local amenities close at hand.

FACTORING NOTE

Ross & Liddell are the factors for the communal areas within the development for which there is an annual fee of £105.

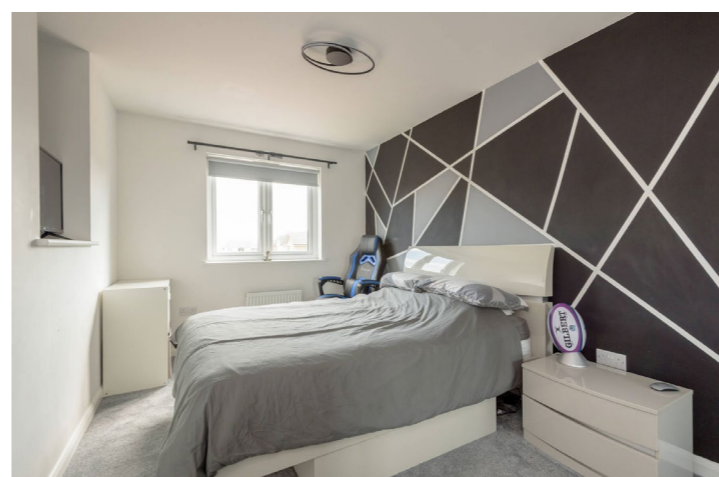




LOCATION

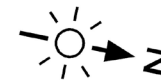
The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green, in addition to a variety of clubs and organisations to cater for adults and children alike. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Longniddry.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, SOME CURTAINS AND POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHER/DRYER AND DISHWASHER. THE GARDEN SHED WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



COUNCIL TAX BAND: G.
TRAIN STATION: APPROXIMATELY 5.2 MILES TO LONGNIDDRY TRAIN STATION.
AIRPORT: APPROXIMATELY 26 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 METRES.

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Haddington,
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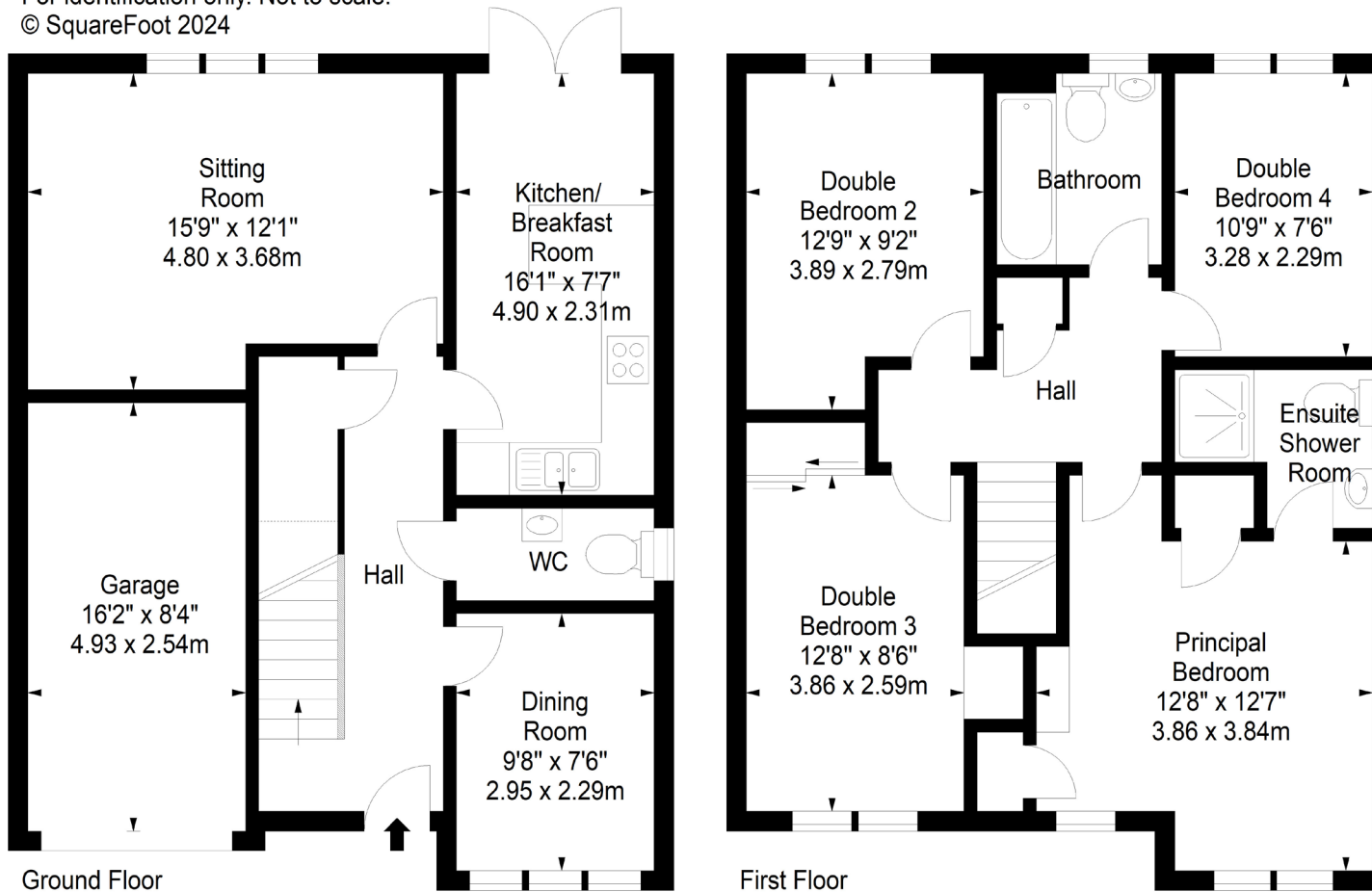
Approx. Gross Internal Area
1224 Sq Ft - 113.71 Sq M

Garage

Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M

For identification only. Not to scale.

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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.