



SIMPSON & MARWICK

14 Jicha Street

Haddington, EH41 4FA

simpsonmarwick.com

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Generous well presented 4 bed detached house in popular location with garden and double garage

- Stunning & spacious modern 4 bedroom detached house
- Sought after development in popular town
- Well presented throughout with stylish decoration
- Appealing & flexible layout
- Enclosed gardens, double garage & driveway
- Welcoming hallway with cloakroom with WC
- Sitting room to front with fireplace & snug to rear
- Kitchen/dining room with doors to garden & utility room
- Principal bedroom with en suite bathroom
- Three further double bedrooms & family bathroom

Description

Extremely well presented 4 bedroom detached house with a generous and flexible layout. The property benefits from quality finishes, stylish decoration and contemporary kitchen and bathrooms. Situated in a sought after development close to local amenities. There is a double integrated garage and wonderful landscaped gardens with pergola and hot tub. Welcoming hallway with cloakroom and WC and spacious sitting room with marble fireplace providing an attractive focal point and double windows to the front. The snug/family room opens directly to the rear garden and could be used in a variety of ways. There is a large kitchen/dining room with an excellent selection of modern units and ample room for dining plus a useful utility room located off the kitchen. On the first floor the principal bedroom has fitted wardrobes and an en suite bathroom with separate shower and there are three further double bedrooms and a family bathroom.



Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The counties beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne closeby. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.

Fixtures and Fittings

The carpets, curtains (with the exception of the curtains in the snug), blinds and light fittings throughout are included in the sale price together with the gas hob, oven, microwave, fridge/freezer, dishwasher and washing machine. The hot tub, gazebo and fridge/freezer in the garage are also included. The property benefits from gas central heating and is double glazed throughout. The development is factored by Ross & Liddell with an approximate fee of £90.00 per annum.

EPC Rating B

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system") . No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



Approx. Gross Internal Area
 2069 Sq Ft - 192.21 Sq M
 (Including Garage)
 For identification only. Not to scale.
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