

4 Stanton Marches, Haddington, EH41 3FB



Description

A generous 5 bedroom townhouse with sleek, elegant interiors, deluxe fixtures and crisp, neutral walls. situated within a popular modern development in Haddington. The property offers an appealing and flexible layout over three floors and is a natural choice for a professional couple or family. The property benefits from an enclosed garden to the rear and two allocated parking spaces to the front. It is within walking distance of the Letham Mains primary school and excellent local amenities.

Features

- Superb, well presented townhouse
- Sought after location in popular town
- Close to primary school and amenities
- Well equipped kitchen with space for dining and French doors to rear garden
- Useful utility pantry and separate WC
- Five bedrooms, one with en-suite
- Family bathroom
- Gas central heating and double glazing ensuring optimum comfort and efficiency
- Enclosed rear garden
- Two allocated parking spaces

Factor

The development is factored by Speirs and Gumley for approx. £66.81 per quarter. This includes maintenance of communal areas.

Extras

The oven, hob, cooker hood, microwave, fridge/freezer, washing machine, dishwasher and fireplace is included.

EPC Rating: C

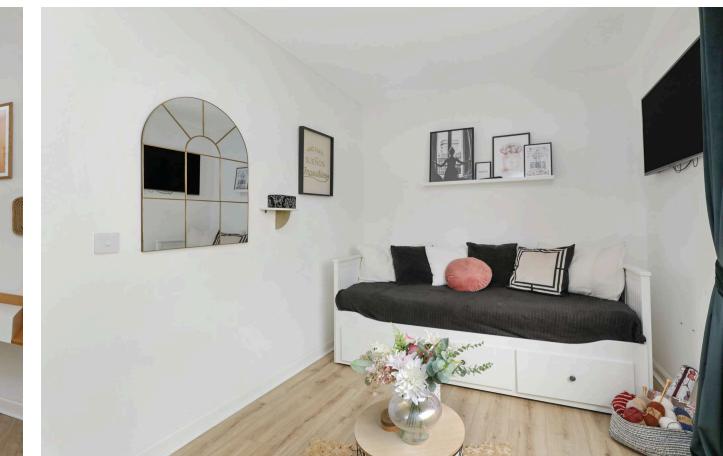


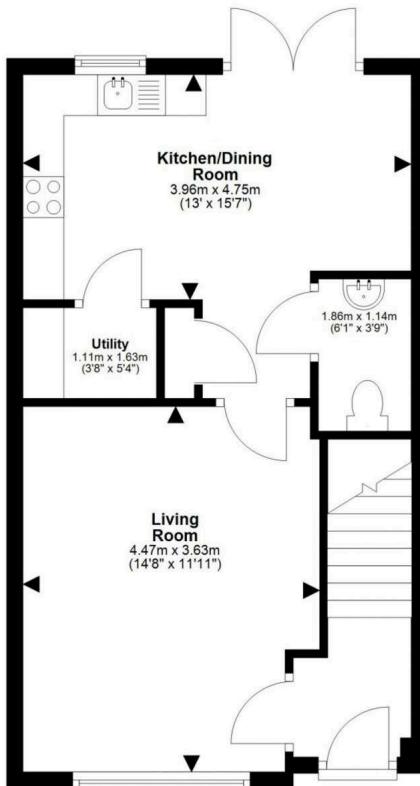
Location

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of The River Tyne and surrounded by beautiful countryside there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, Gym, sports hall, and health suite. Haddington boasts vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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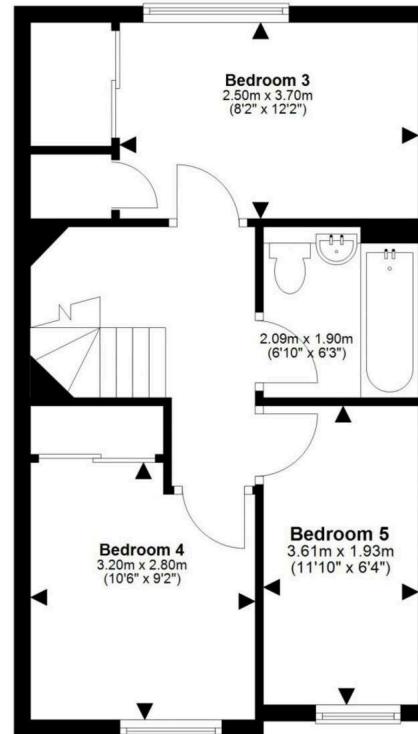
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First Floor

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Second Floor



While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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