



# 4 SOMNERFIELD CRESCENT

Haddington, East Lothian, EH41 3RP



2

Public Room



5

Bedrooms



2

Bathrooms

# 4

## SOMNERFIELD CRESCENT

**T**his generous five-bedroom detached house enjoys a leafy setting in sought-after Haddington, within walking distance of schools and just a five-minute drive or bus journey from the town centre. It is complemented by attractive, low-maintenance gardens that are secure and south-facing at the rear, along with convenient private parking featuring a driveway and attached garage. The rear garden offers direct access to a delightful and peaceful green amenity area, ideal for walks. The light and airy interiors boast a tasteful modern finish and offer ample space and flexibility for families, with two reception rooms—one open to the kitchen and one accessible to the garden—and the practicality of a ground-floor shower room, a first-floor bathroom, and a utility room.





EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Desirable market town location
- Bright and tasteful modern interiors
- Generous detached family home
- Vestibule and hall with storage
- Dual-aspect living room with garden access
- Spacious dining room open to:
- Attractive, well-appointed kitchen (with utility room off the hall)
- Five bedrooms (principal room with good, fitted storage)
- Ground-floor shower room with handy WC
- First-floor bathroom with shower-over-bath
- Easy-upkeep gardens, south-facing and enclosed at the rear
- Private driveway and attached single garage
- Rear access to a peaceful green area









Extras: All fitted floor and window coverings and light fittings are included.





















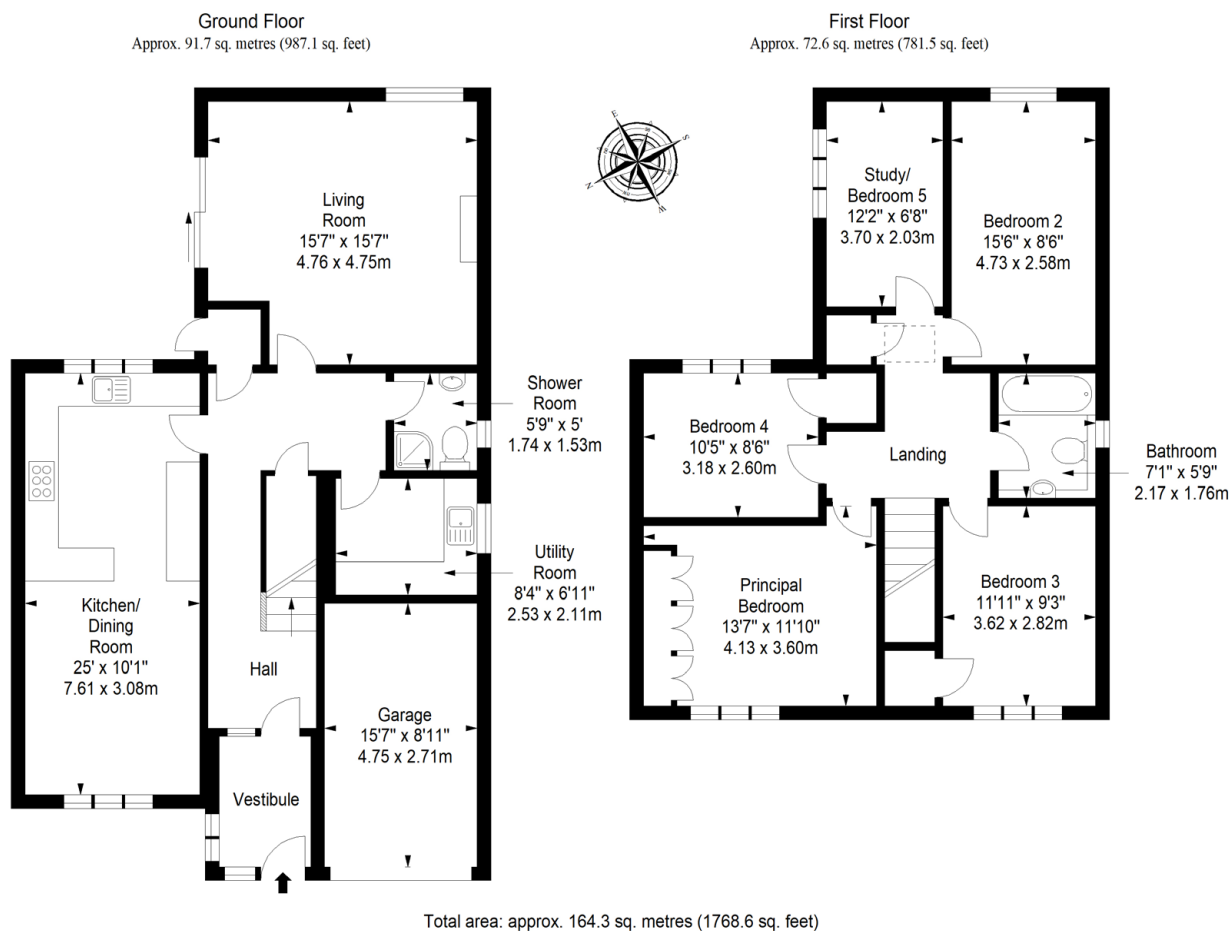




## HADDINGTON

The historic market town of Haddington in the picturesque East Lothian countryside, lies approximately 20 miles to the east of Edinburgh. It is particularly popular with commuters due to its close proximity to the A1 and excellent public transport links. Built on the banks of the River Tyne, the Royal Burgh of Haddington has a wide range of amenities on its doorstep including supermarkets, cafés, restaurants and independent shops. More extensive shopping facilities, meanwhile, are available within only a short drive at Fort Kinnaird Retail Park. State and independent education is catered for in Haddington from nursery through to senior level producing a strong sense of community spirit. There is also a wide range of recreational facilities including a swimming pool/leisure centre, tennis courts, rugby/football pitches and recently opened skate park. The surrounding countryside offers delightful footpaths, cycle paths and horse-riding tracks.

# FLOORPLAN



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