



9 WILLIAM CRESCENT

Haddington, East Lothian, EH41 3EB



2

Public Room



4

Bedrooms



2

Bathroom



9 WILLIAM CRESCENT

This contemporary detached house is a large four-bedroom home that promises flexible living space to meet the needs of families. It is beautifully presented in neutral tones, and equipped with a generously appointed dining kitchen, and an on-trend bathroom, en-suite, and WC. The property also has two reception rooms, with the family/formal dining room providing the option to be used as an additional double bedroom if needed, bringing the number of bedrooms to five. Furthermore, the home offer private parking and a family-friendly rear garden, which is fully enclosed and laid with a sweeping lawn.

Forming part of a sought-after development, the property is located on the rural fringes of Haddington, whilst remaining within easy reach of the town's amenities, schools, including a primary school/nursery less than a 5-minute walk away, and transport links. It is a fantastic location that also affords easy access to the beautiful surrounding countryside. In addition, East Lothian's stunning coastline is just a short drive away, where you can explore a wide choice of idyllic sandy beaches. Close to the A1, the home has the added practicality of being just 30 minutes by car from Edinburgh city centre.







B
EPC
RATING

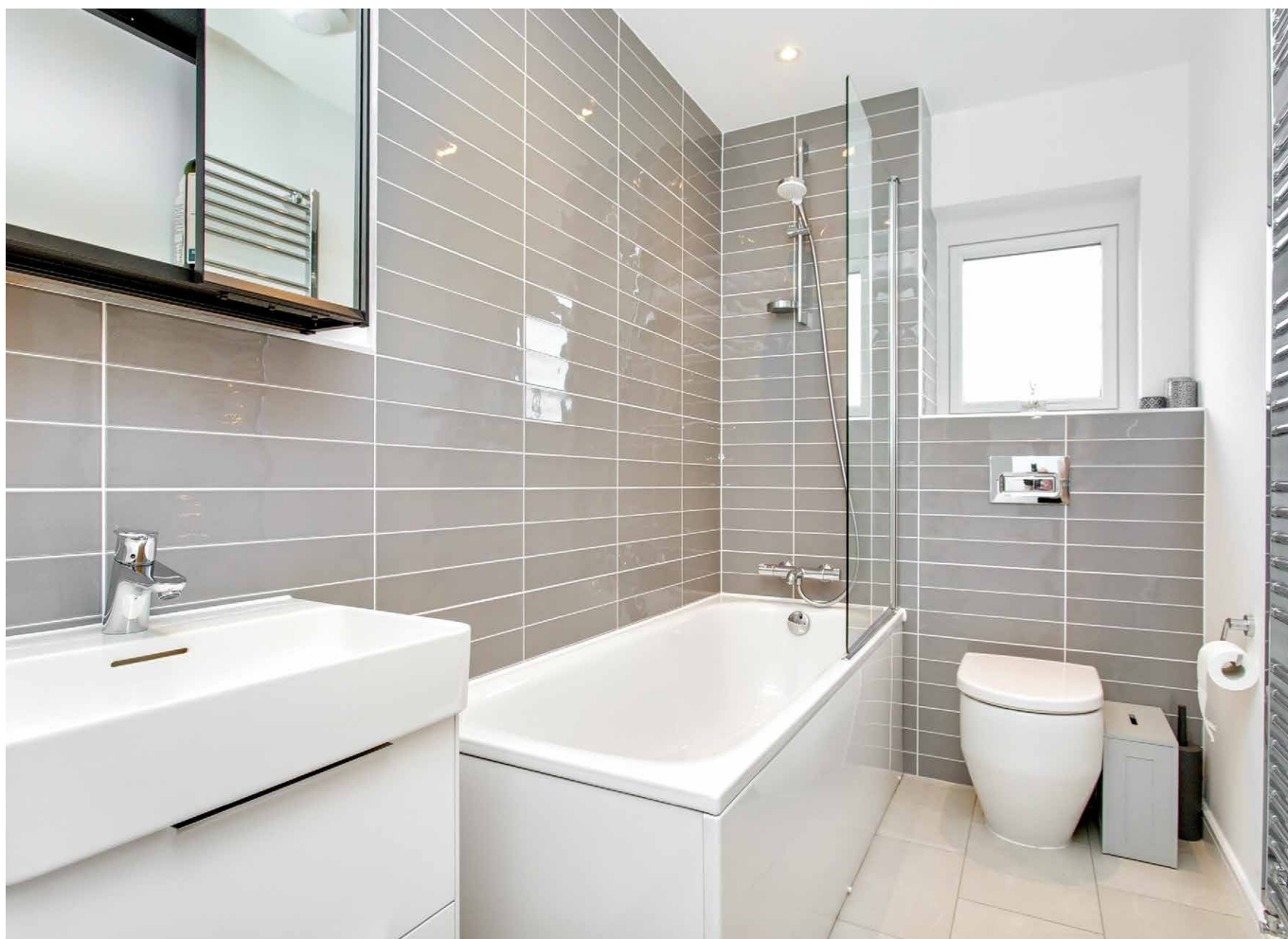
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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Detached house with spacious interiors
- Part of a contemporary development
- Naturally-lit hall with understairs storage
- Elegant living room that is bright and airy
- Versatile family room/formal dining room
- Shaker-inspired dining kitchen with French doors
- Convenient WC/utility room
- Three double bedrooms (two with wardrobes)
- Versatile fourth bedroom with storage
- Modern en-suite shower room
- Family bathroom with an overhead shower
- Well-maintained front and rear gardens
- Private driveway for off-street parking
- Solar-panelled roof







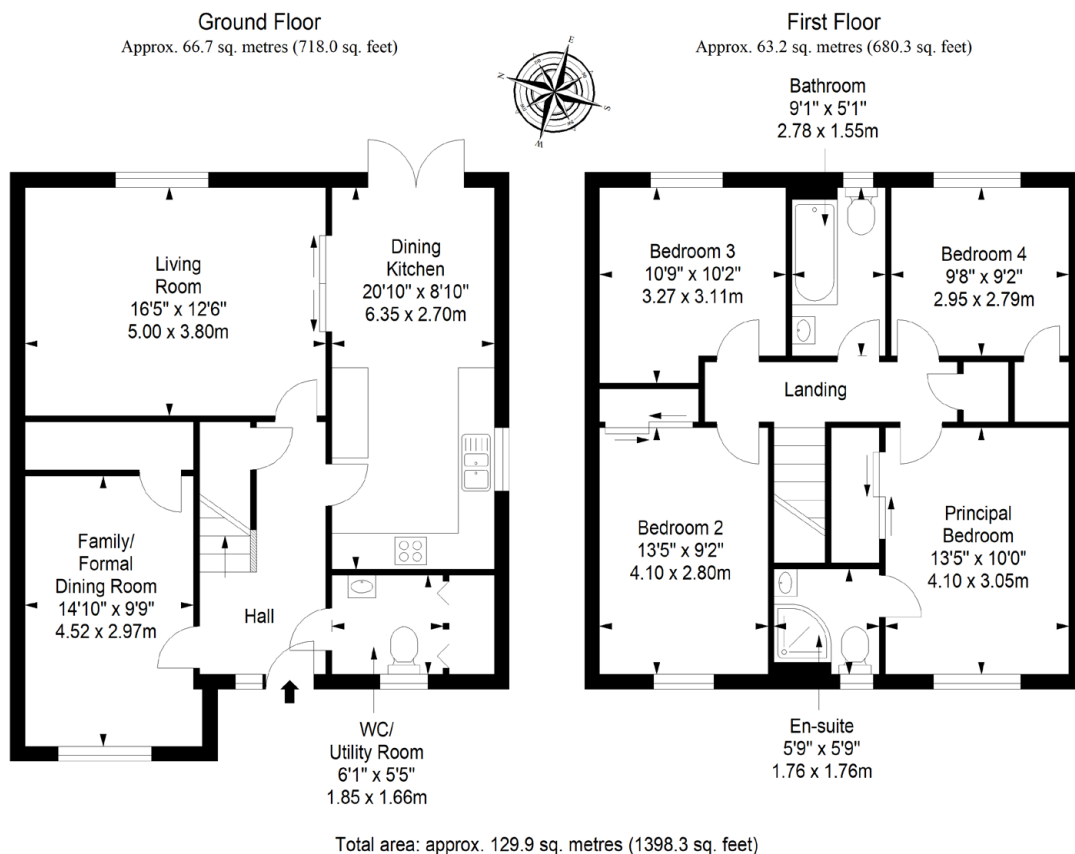
Extras: Integrated appliances (ceramic hob, concealed extractor, raised double oven, fridge/freezer, and dishwasher) are included in the sale. Please note that warranties may be provided for integrated appliances included in the price.

The factor is managed by Ross and Liddell at an approximate yearly cost of £200.



HADDINGTON, EAST LoTHIAN

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.



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