



16 STANTON MARCHES

Haddington, East Lothian, EH41 3FB



1

Public Room



5

Bedrooms



2

Bathroom



16 STANTON MARCHES

Welcome to a stylish five-bedroom townhouse which provides generous accommodation to meet the flexible and changing needs of families. With bright and spacious rooms, it is enhanced by attractive neutral décor and contemporary finishings, which includes an on-trend kitchen, as well as a high-end bathroom, en-suite, and WC. Furthermore, the property boasts a south-facing rear garden which has a low-maintenance design, incorporating an artificial lawn and a neat patio area for lounging in the sun. In addition, it benefits from two allocated parking spaces, as well as additional visitors' spaces.

Forming part of a sought-after modern development, the home has a family-friendly location in the market town of Haddington. It is within easy reach of local amenities and schools, and is just a brief stroll from regular bus links and public parks. The A1 is also close by, ensuring a speedy commute into Edinburgh city centre (which can be reached in as little as 35 minutes by car). It is a fantastic location that offers convenience, as well as easy access to the surrounding countryside and East Lothian's picturesque coastline.







B

**EPC
RATING**

F

**COUNCIL
TAX BAND**

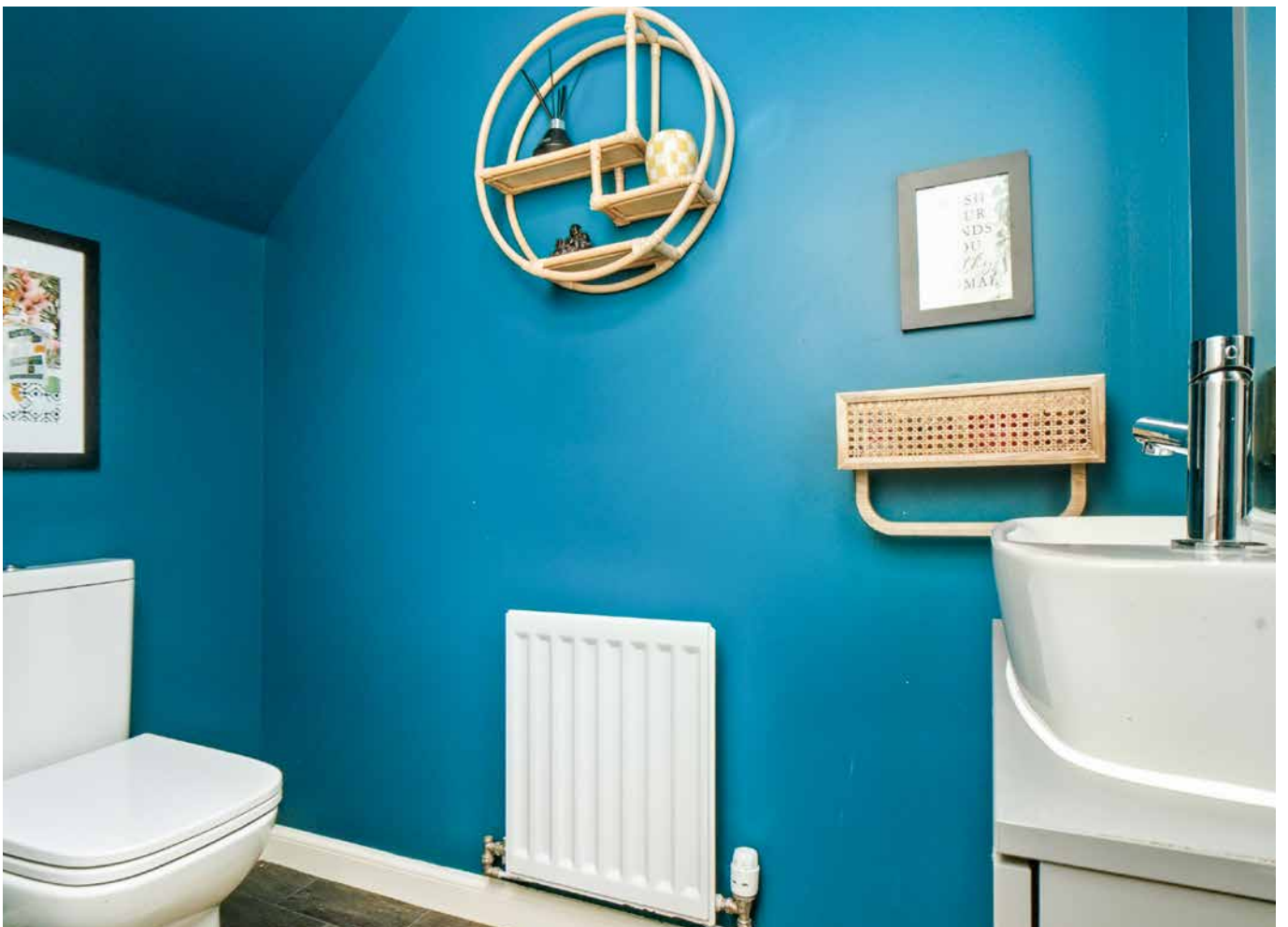
VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- A modern townhouse with stylish interiors
- Part of a family-friendly development
- Highly desirable location in Haddington
- Welcoming entrance vestibule
- Bright and spacious living room
- Modern kitchen/dining room with:
 - French doors to the garden
 - An adjacent utility room
- Additional storage and a WC
- Four double bedrooms with built-in wardrobes
- Versatile study/fifth bedroom
- Contemporary en-suite shower room
- Family bathroom with an overhead shower
- Fully-enclosed, south-facing rear garden





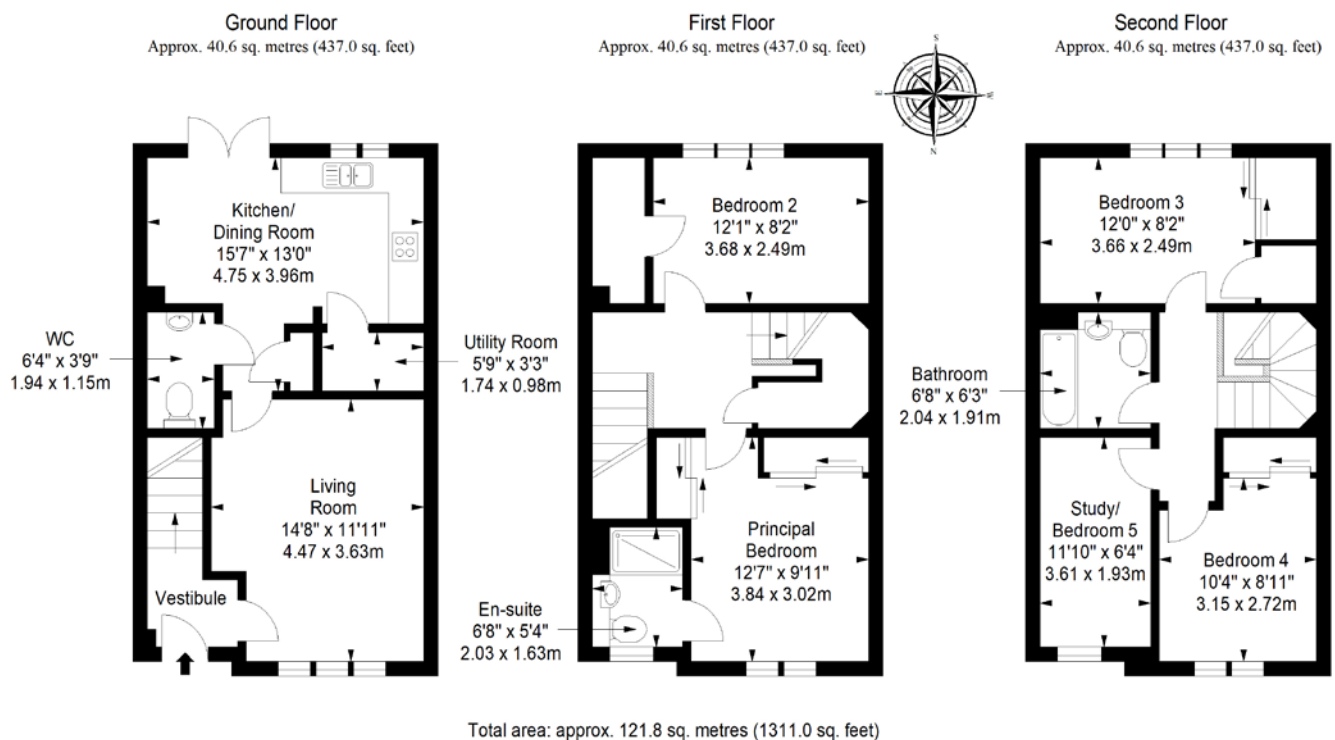


Extras: Integrated kitchen appliances (gas hob, slimline extractor, raised oven and microwave, fridge/freezer, and dishwasher), as well as a washing machine and tumble dryer, to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



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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