



**7 PEREGRINE AVENUE, HADDINGTON
EAST LOTHIAN, EH41 3TF**



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RATING



COUNCIL
TAX BAND



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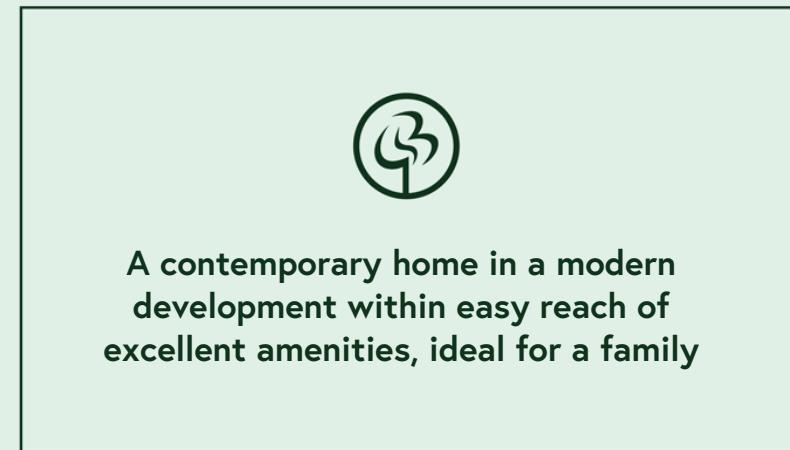
SUMMARY

Set within an attractive modern development within walking distance of Haddington Retail Park, as well as the primary school, play areas, and lush greenery this end terraced house offers economical and modern family accommodation over two floors.

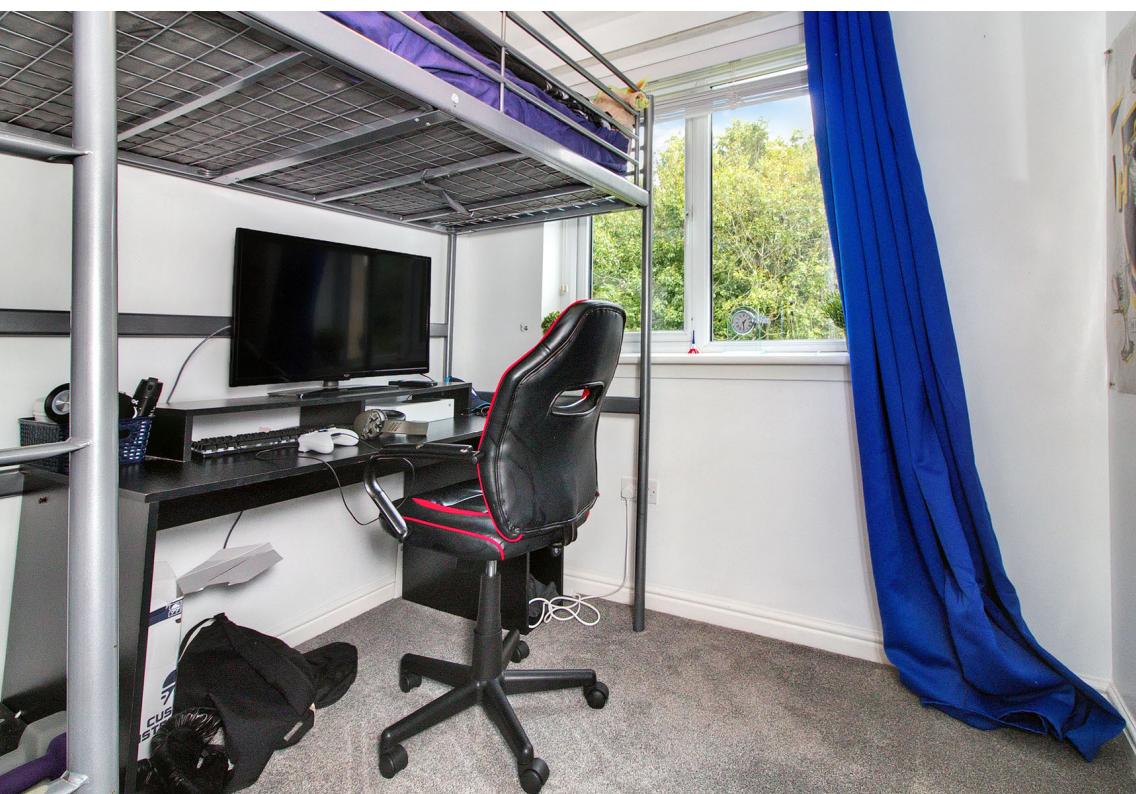
Ideal for a young family, the home comes with two private driveway parking spaces, a generous living room, an open plan kitchen and dining room with French doors to the patio and garden, three bedrooms upstairs (two doubles and a single or home office), plus an en-suite shower room, a family bathroom and a ground floor guest WC. Perfect for pets and children, the low-maintenance rear garden is fully enclosed, with a paved patio for outdoor seating. Modern building standards coupled with double glazing and gas central heating ensure a warm yet cost-effective living environment all year round. Extras: Included in the sale are all the fitted floor and window coverings, light fittings and integrated kitchen appliances.











Within walking distance you will find the primary school, a Starbucks, various shops, as well as lovely nature trails

FEATURES

- Attractive, contemporary development
- Double storey end terraced house
- Hallway with guest WC
- Living room with westerly window
- Stylish, fully fitted kitchen with dining area
- Principal bedroom with en-suite shower room
- Second double bedroom with rear garden views
- Third single bedroom or home office
- Family bathroom with 3-piece-suite
- Fully enclosed private rear garden
- Double private driveway
- GCH DG throughout





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

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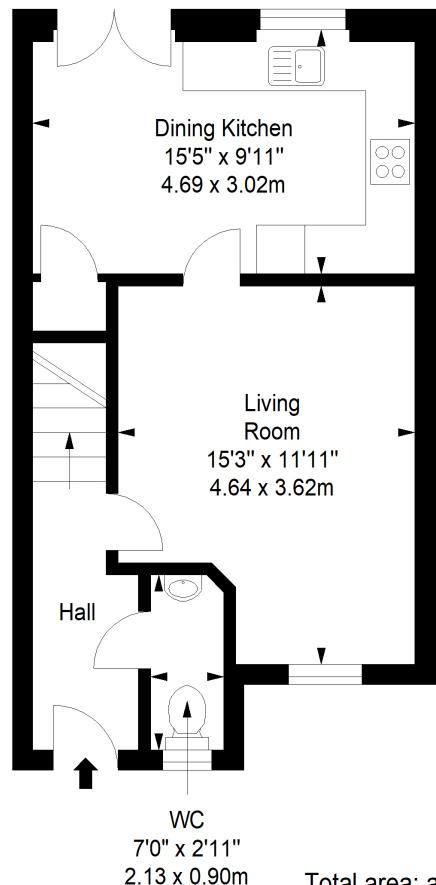
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

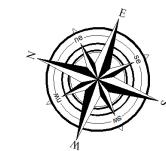
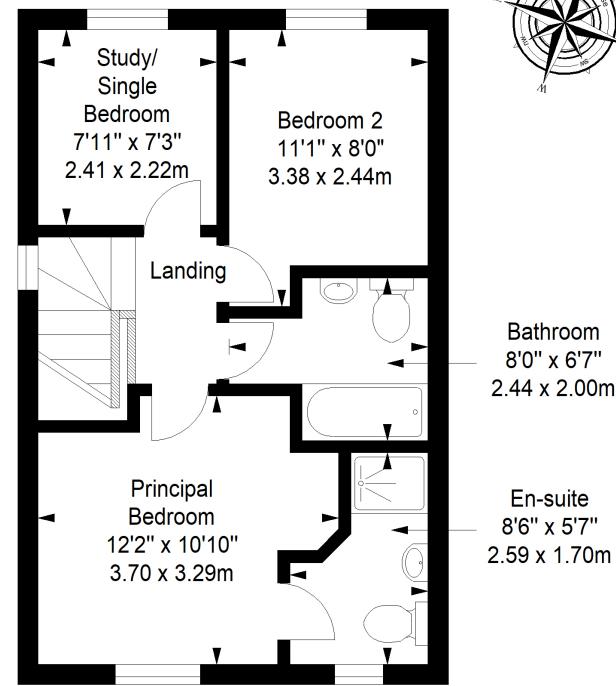
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 38.8 sq. metres (417.6 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.6 sq. feet)



Bathroom
8'0" x 6'7"
2.44 x 2.00m

En-suite
8'6" x 5'7"
2.59 x 1.70m

Total area: approx. 76.2 sq. metres (820.2 sq. feet)