



GARDEN STIRLING BURNET

# 37 KNOWESLEY PARK

Haddington | East Lothian | EH41 3TB





## WE ARE GARDEN STIRLING BURNET

Whether you're buying or selling a property, looking for legal advice, we've got the breadth of knowledge and experience you're looking for.

We have offices in Edinburgh, Dunbar, Tranent, Haddington and North Berwick and a warm welcome is always guaranteed.

We offer residential conveyancing services and commercial. We can also assist with wills, power of attorney, executries and trusts. No matter what's going on in your life, GSB Solicitors will always be on hand to help you through.

[www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)

[propertysales@gsbproperties.co.uk](mailto:propertysales@gsbproperties.co.uk)

01620 825368

# CONTENTS

- 04 37 KNOWESLEY PARK**  
An executive detached house in Haddington
- 08 FLOORPLAN**
- 10 THE LIVING ROOM**  
The living room is the perfect space for daily use
- 12 THE DINING ROOM**  
Formal dining room/family room with log-burning stove
- 17 THE KITCHEN**  
Generously appointed dining kitchen
- 20 THE BEDROOMS**  
Four bright and airy double bedrooms
- 24 THE BATHROOMS**  
Immaculate presentation and quality finishings
- 26 GARDENS & PARKING**  
A landscaped garden with a scenic ambience
- 28 THE AREA**  
Haddington is a lovely historic market town





Welcome to 37 Knowesley Park

# AN EXECUTIVE FOUR-BEDROOM DETACHED HOUSE



Set at the end of a peaceful cul-de-sac, this exceptional four-bedroom detached house has a highly desirable location in the market town of Haddington, as part of a sought-after residential development. It is positioned within easy reach of schools and amenities, and it is close to transport links as well. Furthermore, the property is brought to market in move-in condition, enjoying spacious rooms that are decorated with modern interior design and quality finishings throughout. The end result is an outstanding home that has everything for family lifestyles, including ample private parking and a wonderful rear garden.

## GENERAL FEATURES

- An executive detached house in Haddington
- Brought to market in move-in condition
- Part of a sought-after residential development
- Quiet cul-de-sac setting near schools & amenities
- Beautiful interiors finished to high standards

## ACCOMODATION FEATURES


- Bright entrance vestibule and hall with storage
- Living room with fireplace and bay window
- Formal dining room/family room with log-burning stove
- Large sunroom with French doors to garden
- Generously appointed dining kitchen
- Separate utility room with an adjacent WC
- Naturally-lit landing with stained-glass window
- Four double bedrooms (three with built-in wardrobes)
- Modern three-piece en-suite shower room
- Quality family bathroom with a four-piece suite
- Gas central heating and double-glazed windows

## EXTERNAL FEATURES

- Private front garden/monoblock driveway
- Fully-enclosed, southeast-facing rear garden
- Summerhouse, garden room, and sheltered hot tub
- Integral single garage with access to vestibule





 37 Knowesley Park





## PROPERTY NAME

37 Knowesley Park

## LOCATION

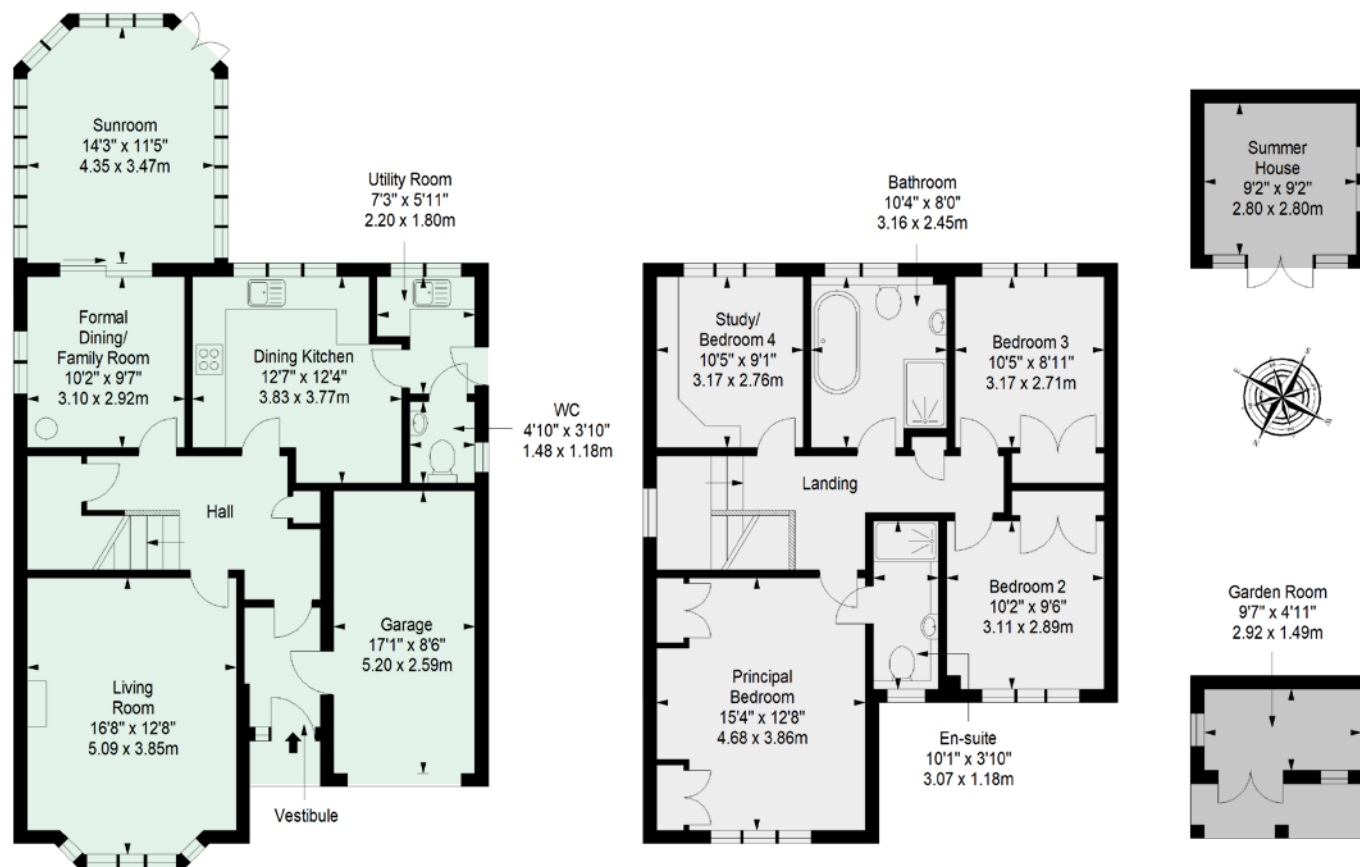
East Lothian, EH41 3TB

## APPROXIMATE TOTAL AREA:

178.7 sq. metres (1923.6 sq. feet)

## KEY

- GROUND-FLOOR
- FIRST-FLOOR
- EXTERNALS



The floorplan is for illustrative purposes.  
All sizes are approximate.



# SPACE, COMFORT, AND VERSATILITY

Welcome to your new family home

Entering the home, you are welcomed by a bright vestibule that leads through to a hall with built-in storage. Decorated with a sharp eye for detail, it provides a tantalising glimpse of what to expect.

The living room is the perfect space for daily use. It has a spacious footprint for an assortment of lounge furnishings and it is bathed in daily light from a bay window. Elegant neutral décor and a subtle accent wall enhance the room further, along with the warm glow of the hardwood floor (also found in the hall, family room, and landing). The final touch is a handsome focal-point fireplace.





Formal dining room/family  
room with log-burning stove



The formal dining room/family room provides a second reception area for more intimate evenings. It echoes the aesthetic of the living room and comes complete with a cosy log-burning stove. Furthermore, it extends into a large, southeast-facing sunroom, which offers the flexibility to be used for dining or for relaxing in the garden ambience.





Large, southeast-facing sunroom







## A POPULAR DESIGN

with fantastic storage and workspace

Ideal for families and food lovers, the dining kitchen is generously appointed, providing fantastic storage and workspace. It is equipped with downlit worksurfaces in granite effect and an excellent range of wood-fronted base and wall-mounted cabinets. The popular and enduring look also incorporates white splashback tiles for a crisp finish. It comes with a range cooker (fitted with gas hobs and electric ovens) and overhead extractor hood, as well as an integrated fridge/freezer and integrated dishwasher. There is plenty of room for a table and chairs too. A neighbouring utility room supplements the kitchen, offering alternate garden access and a convenient WC.









# FOUR BRIGHT AND AIRY DOUBLE BEDROOMS



On the first floor, the landing is brightly lit by a stained-glass window, bringing additional light into the home and to the four double bedrooms, all of which are finished with attractive styling. The second bedroom has spacious dimensions, as well as a built-in wardrobe. Whilst bedroom three (with a built-in wardrobe) and bedroom



four (with fitted office fixtures) highlight the home's wonderful versatility, both being arranged as office/study areas with comfortable seating. The principal and second bedrooms are carpeted for comfort, whereas bedrooms three and four are laid with wood-toned floors for ease of maintenance – perfect for an office style environment.



A large, modern principal bedroom with a wooden bed, a large window, and an en-suite bathroom. The room features a wooden bed with a curved headboard and footboard, covered in a grey and white plaid duvet. The bed is flanked by wooden bedside tables with lamps. Above the bed, a large world map is displayed on the wall. A large window with beige curtains and a decorative metal sculpture on the sill provides natural light. A chandelier with antler-like branches hangs from the ceiling. An open white door leads to an en-suite bathroom with a white sink, mirror, and toilet.

## The principal bedroom

The large principal suite also provides homeowners with two built-in wardrobes and a modern en-suite shower room.

22

37 Knowesley Park

37 Knowesley Park

23

The large principal suite also provides homeowners with two built-in wardrobes and a modern en-suite shower room.





# IMMACULATE BATHROOMS

with quality finishings



In addition to the WC and en-suite shower room, the property has a family bathroom as well. All three have immaculate presentation, enjoying neutral décor and quality finishings. The family bathroom further boasts a four-piece suite, incorporating a toilet, a pedestal washbasin, a ladder-style towel radiator, a shower cubicle, and a double-ended roll-top bathtub.

For year-round comfort and efficiency, the property has gas central heating and double-glazed windows.







## A LANDSCAPED GARDEN

with a scenic ambience

The home is nestled behind a neat front lawn, adding to the strong kerb appeal. To the rear, there is also a fully-enclosed garden, which has a lovely leafy outlook and a suntrap, southeast-facing aspect. Framed by established plants and mature trees for privacy, it features decked areas for summer dining, a patio, and a stretch of lawn. Furthermore, it comes with a charming summerhouse, a garden room, and the luxury of a sheltered hot tub. Ample private parking is assured thanks to a monoblock driveway and an integral single garage, which has convenient access to and from the vestibule.





Extras: all fitted floor and window coverings, select light fittings, the range cooker, integrated appliances, and a hot tub to be included in the sale.





# 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 super markets. With its history deeply rooted in agriculture, the town retains a thriving market spirit and 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, offering interesting exhibitions throughout the year. For the sport 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.





# GARDEN STIRLING BURNET

— We Are East Lothian —

## OFFERS TO:

22 Hardgate, Haddington EH41 3JS

Tel: 01620 825 368

Fax: 01620 824 671

DX540733 Haddington



## 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.