



GARDEN STIRLING BURNET

CRAGGAN

Station Road | Haddington | East Lothian | EH41 3RA





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Welcome to Craggan

A CHARACTERFUL PERIOD HOME



This four-bedroom semi-detached house is a wonderfully characterful period home with a sought-after market town address, within easy walking distance of Haddington's central amenities and schools. The well-presented interiors retain their authentic elegance while comfortably accommodating modern family living with multiple washrooms and an impressive selection of living spaces. Additionally, there is a secure south-facing garden and outstanding private parking.

GENERAL FEATURES

- Central address in a desirable market town
- Generous semi-detached house
- Abundant period features
- Sympathetic modern décor and additions

ACCOMODATION FEATURES

- Vestibule and reception hall with storage
- Characterful bay-fronted drawing room with a stove
- Handsome formal dining room with an open fire
- South-facing orangery with bi-fold doors to the garden
- Sunny, well-appointed kitchen with space for dining and relaxation
- Beautiful bay-fronted principal bedroom with fireplace
- Three further spacious bedrooms
- First-floor shower room and ground-floor WC
- Good storage, including an attic
- Gas central heating (new boiler 2025) and secondary glazing to front bay windows

EXTERNAL FEATURES

- Lovingly maintained rear garden, secure and south-facing
- Large front driveway
- Integral single garage (recently re-felted roof)



Craggan



PROPERTY NAME

Craggan

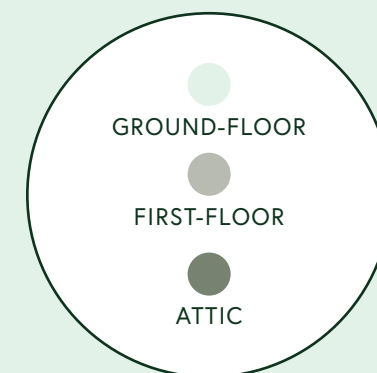
LOCATION

Haddington, East Lothian
EH41 3RA

APPROXIMATE TOTAL AREA:

255.1 sq. metres (2746 sq. feet)

KEY



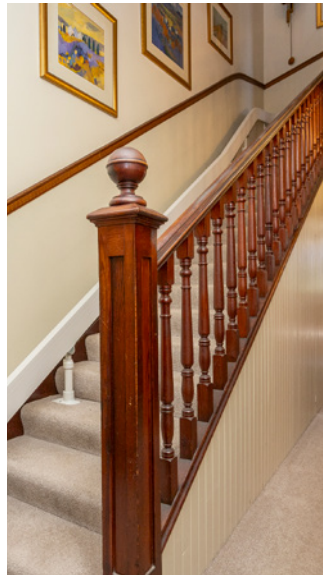
The floorplan is for illustrative purposes.
All sizes are approximate.

A GENEROUS

period home



Centrally located in historic Haddington, Craggan is a handsome sandstone residence featuring four bedrooms and ample space for family living. A wealth of period features remains, beautifully complemented by understated classical décor. The landscaped south-facing garden is secure, and private parking includes a driveway and integral garage. An entrance vestibule leads into an airy reception hall with practical storage and access to two reception rooms.



CHARACTERFUL

bay-fronted drawing room

Illuminated by a wide bay window, the comfortably carpeted drawing room is brimming with period charm, framed by delicate cornice work and a central rose. It is arranged around an intricately carved fireplace with a log burner, bringing warmth to this bright and spacious area that includes hidden storage.







HANDSOME

formal dining room

Next door, the formal dining room boasts natural wood flooring and an inviting open fire. Anaglypta wallpaper and decorative details add further charm to this perfect space for hosting guests. The dining room leads to the kitchen via a spectacular vaulted orangery. This later addition to the living quarters takes full advantage of the property's south-facing position and seamlessly adjoins the garden via bi-fold doors.





SOUTH-FACING KITCHEN

with room for casual dining and comfy seating



Also accessible from the hall, the well-appointed kitchen is filled with sunlight from double south-facing windows overlooking the garden. It boasts modern white units and an extensive marble-toned worktop, fitted around a central dining area. This creates a relaxed social environment, further enhanced by a snug corner, featuring a wall-mounted living flame fire. The kitchen is equipped with an integrated fridge-freezer, double oven, and induction hob. There is also an under-counter washing machine and dishwasher.





BEAUTIFUL PRINCIPAL BEDROOM

plus three further spacious bedrooms



The generous, bay-fronted principal bedroom reflects the elegance of the drawing room, featuring an exquisite ornamental fireplace and fine decorative details. It also has useful cupboard storage.



Stairs from the hall lead to a landing flooded with natural light from a stunning rooflight detailed with stained glass. The landing, with storage, leads to four spacious, softly carpeted bedrooms.



The remaining bedrooms include two spacious doubles (one dual-aspect at the rear) and a large single bedroom.





CONVENIENCE

on each floor

On the ground floor is a practical WC, while the first floor is served by a bright, modern shower room with a walk-in shower and neutral mosaic tiling.

Two ground-floor stores and a large attic (with hatch access) provide ample extra storage.





ENCHANTING SOUTH-FACING GARDEN

a secure space for family leisure

The south-facing rear garden is reassuringly secure for children and pets. This carefully maintained area boasts neat lawns beside colourful mature planting and a suntrap seating spot.



A WEALTH OF PRIVATE PARKING

completes the home

To the front is a generous gravel driveway, bordered by attractive plants, and leading to a single garage accessible from within the home.

Extras: The sale includes all fitted floor coverings, light fittings, and integrated/freestanding appliances. Curtains may be available by separate negotiation.



HADDINGTON, EAST LoTHIAN



Haddington is a lovely historic market town situated in the picturesque county of East Lothian.

The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre,

is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.



GARDEN STIRLING BURNET

— We Are East Lothian —

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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.