



GARDEN STIRLING BURNET

23 KNOWESLEY PARK

Haddington | East Lothian | EH41 3TB





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Welcome to 23 Knowesley Park

AN EXECUTIVE DETACHED HOUSE



Discover an outstanding five-bedroom detached house in Haddington, which offers a wealth of interior and exterior space that is all tastefully presented in move-in condition. Nestled at the end of a peaceful cul-de-sac, this executive five-bedroom detached house has an idyllic location as part of an exclusive modern development in the market town of Haddington. The southwest-facing home is meticulously presented to an exceptionally high standard, providing modern comforts and an expansive layout for large families. It boasts three reception areas, a high-spec kitchen, two bathrooms and a WC. Furthermore, the property is complemented by ample private parking and a large, sun-drenched rear garden. Meeting the rigorous demands of family life, this property is a beautiful home that provides a lot of space and a refined lifestyle.

GENERAL FEATURES

- Executive detached house in move-in condition
- Part of an exclusive modern development
- Peaceful cul-de-sac setting in Haddington
- Beautiful interiors finished to high standards
- EPC rating - C

ACCOMODATION FEATURES

- Naturally-lit vestibule and hall with storage
- Living room with a bay window and a fireplace
- Dining room with space for an 8-person(+) table
- Open-plan breakfasting kitchen/dining/family room
- Separate utility room with an adjacent WC
- Naturally-lit landing with an airing cupboard
- Five double bedrooms (four with wardrobes)
- Modern three-piece en-suite shower room
- Stylish family bathroom with a four-piece suite
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Carefully maintained front and rear gardens
- Monoblock double driveway and integral garage





PROPERTY NAME

23 Knowesley Park

LOCATION

Haddington, EH41 3TB

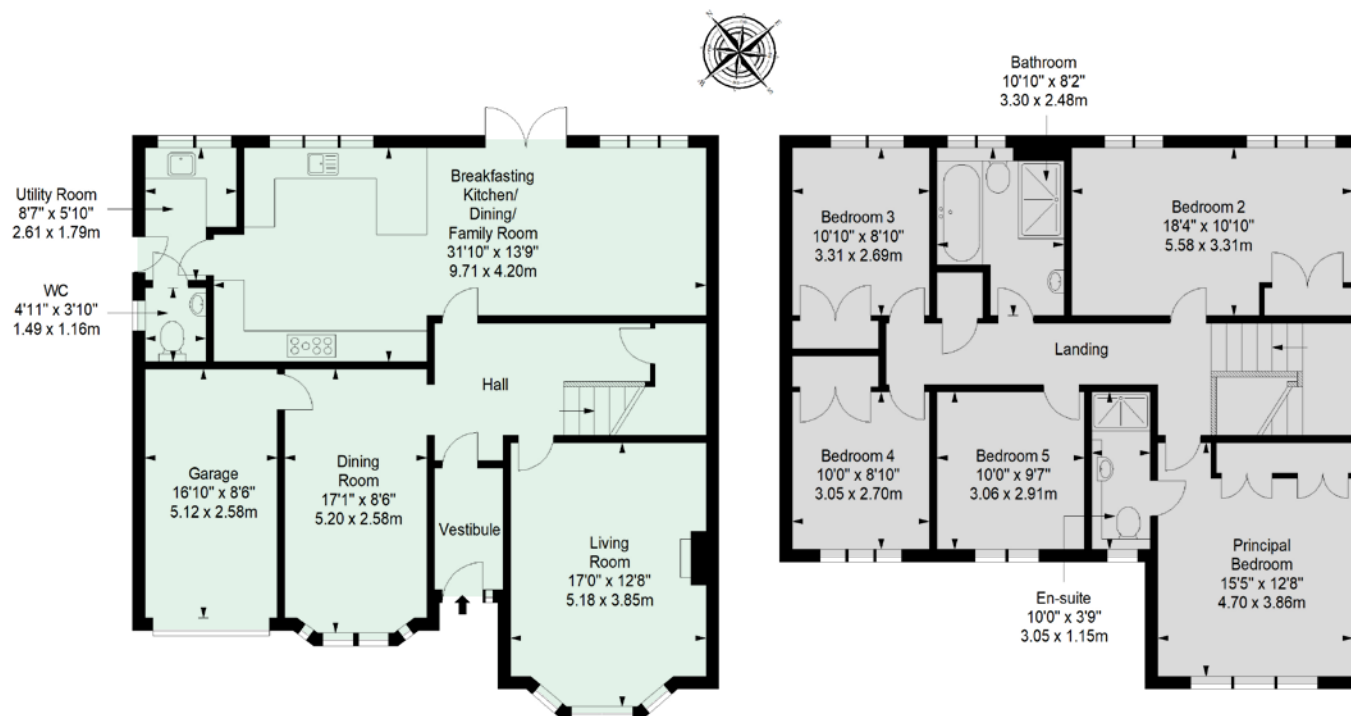
APPROXIMATE TOTAL AREA:

204.5 sq. metres (2201.3 sq. feet)

KEY

●
GROUND-FLOOR

●
FIRST-FLOOR



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

A NATURALLY-LIT VESTIBULE

That connects to a hall with understairs storage



Offering a warm welcome and setting a high bar for the accommodation to follow.

BRIGHT & SPACIOUS LIVING ROOM

With a bay window and a fireplace



Bathed in natural light from a southwest-facing bay window, the living room is a bright and spacious setting that is brimming with elegance. It is lovingly decorated in a neutral hue set against the warm glow of a Kährs engineered oak floor – desirable styling found throughout most of the ground level. A striking fireplace adds the final touch of beauty, forming an eye-catching focal point. Echoing the living area and also with a southwest-facing bay window, the dining room is perfect for family meals and special occasions. It has a spacious footprint too, and can accommodate an 8-person(+) table.



OPEN-PLAN KITCHEN/DINING/FAMILY ROOM

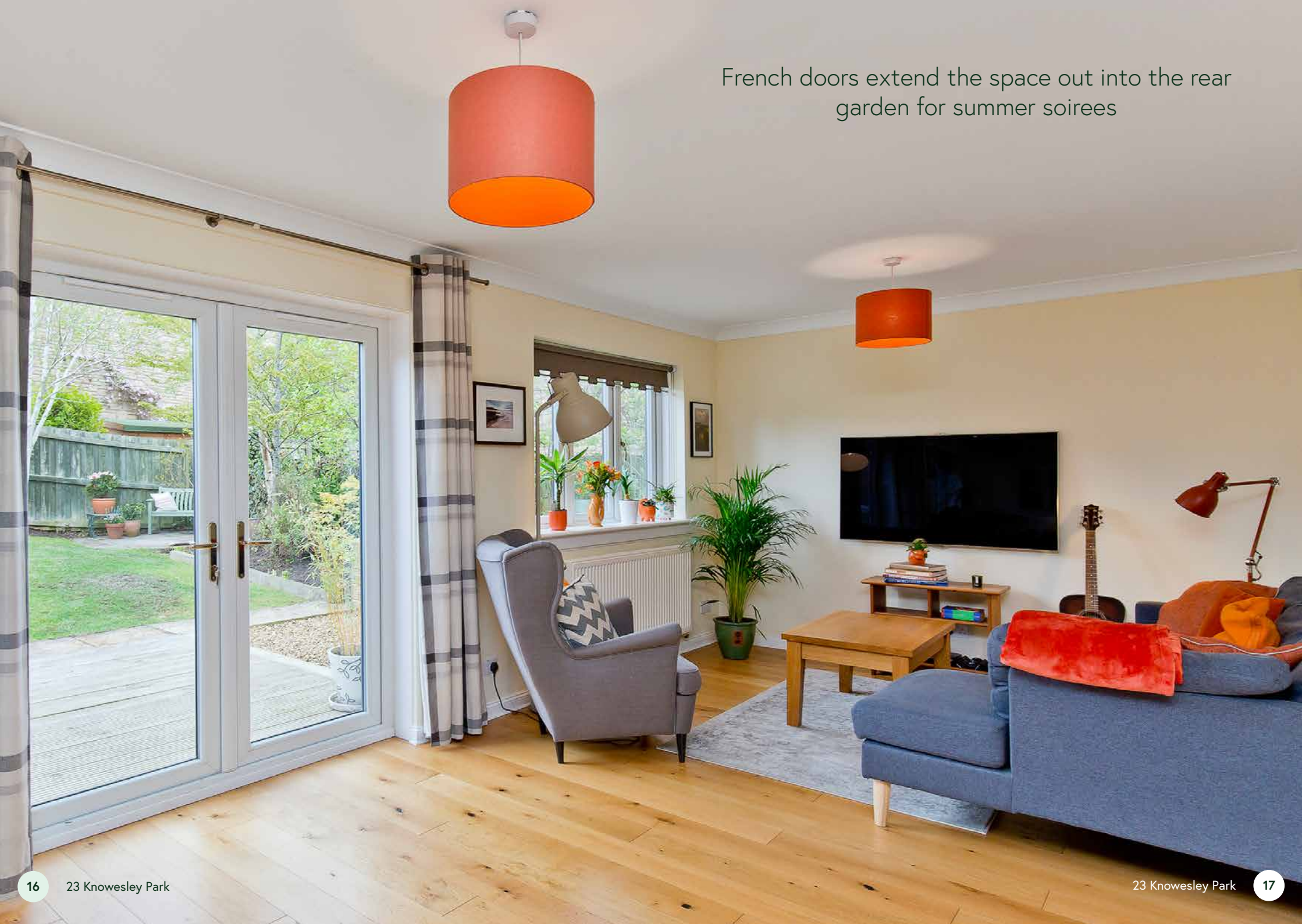
The sociable heart of the home



The heart of the home is the open-plan kitchen/dining/family room, which near spans the entire width of the property. This vibrant space exudes sociability and practicality. It has a sumptuous design, and can easily host lounge furniture and a table and chairs.



French doors extend the space out into the rear garden for summer soirees





PRACTICAL AND STYLISH

A dream for food lovers

Complementing the sophisticated aesthetic, the modern kitchen features abundant cabinet storage and luxurious granite worksurfaces with a return that doubles as a breakfast bar. A separate utility room with an adjacent WC adds an extra layer of convenience to everyday living.



On the first floor, a bright landing allows additional light to flow throughout the home. It also provides an airing cupboard before connecting to the five double bedrooms. Each bedroom maintains the impeccable standards being appointed with tasteful décor and soft carpets for optimal comfort. The large principal suite, enhanced by a chic accent wall, boasts a generous built-in wardrobe and a modern en-suite shower room. The equally large second bedroom also has a built-in wardrobe, along with bedrooms three and four. Arranged as an office, the fifth bedroom showcases the home's versatility and how it can be organised to suit your needs and lifestyle.

FIVE DOUBLE BEDROOMS



A STYLISH FAMILY BATHROOM

with a luxurious four-piece suite



In addition to the WC and en-suite, the property features a stylish family bathroom, finished in neutral tones and wet wall panels in slate effect. It is equipped with a luxurious four-piece suite, comprised of a toilet, a storage-set washbasin, a double-ended bath, and a double walk-in rainfall shower enclosure. For year-round comfort, the property has gas central heating and double-glazed windows.

Extras: all fitted floor and window coverings, and light fittings be included in the sale. The gas range cooker, fridge/freezer, washing machine, and tumble dryer are available by separate negotiation.

A PRIVATE OASIS FOR RELAXING AND ALFRESCO DINING



Externally, a neat front garden welcomes you, along with a double driveway finished with monoblock paving. There is also an integral single garage which provides convenient access to the dining room. To the rear, a fully-enclosed garden proves perfect

for families. It has a substantial amount of space, incorporating a generous swathe of lawn and a decked area, all framed by lush planting. A private oasis for relaxing and alfresco dining, it captures lots of daily sun as well.

HADDINGTON, EAST LoTHIAN

A lovely historic market town



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.



GARDEN STIRLING BURNET

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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.