



8 STATION AVENUE
HADDINGTON, EAST LoTHIAN, EH41 4EG



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Representing an ideal family home in Haddington, this generous detached house offers two floors of spacious and flexible accommodation, including four bedrooms, two reception rooms, a breakfasting kitchen, and two shower rooms (plus a separate WC). Externally, the home is set within spacious, well-maintained gardens and is accompanied by a detached double garage and a multi-car driveway. The home is tucked at the end of a quiet cul-de-sac and the front door opens into a hall with storage. To the left of the hall lies the first reception room: a living and dining room. The room is filled with natural light through triple-aspect glazing, including patio doors opening onto the garden, and it provides plenty of space for lounge and dining furniture, as well as benefiting from direct access to the kitchen. The kitchen is appointed with wood-styled wall and base cabinets, spacious worktops, and splashback tiling, with integrated appliances comprising a double oven, a hob, and an extractor fan. An undercounter fridge and dishwasher are also included in the sale, and the kitchen offers space for a small table and chairs. It is supplemented by a utility room (with external access), housing additional cabinetry, a freezer, a washing machine, and a dryer. Also found on the ground floor are a family room (with a useful adjoining WC) and one of the home's four bedrooms – a spacious, triple-aspect double.

FEATURES

- Generous detached house in Haddington
- Entrance hall with storage
- Triple-aspect living/dining room
- Breakfasting kitchen with separate utility room
- Versatile family room with WC
- Four well-proportioned bedrooms (two with built-in storage)
- One en-suite shower room
- Separate shower room
- Front, side, and rear gardens
- Detached double garage
- Multi-car driveway
- Electric heating and double glazing





The remaining three bedrooms are on the upper floor, approached via a staircase and landing. The two larger bedrooms are supplemented by built-in storage, with the principal bedroom boasting a large adjoining store and an en-suite shower room. Finally, a separate shower room completes the accommodation on offer and comprises a large shower cubicle, a basin set into storage, and a WC. The house is kept warm by an electric heating system and benefits from double-glazed windows. Externally, the neatly kept gardens wrap around the property to the front, side, and rear. The front garden features leafy, colourful planting and shrubs, whilst the side garden has a spacious lawn interspersed with colourful plants, and there is a low-maintenance patio to the rear. Excellent private parking is provided by a detached double garage and a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge, freezer, washing machine, and dryer will be included in the sale.







Haddington

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.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

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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

