



11 PITCHER WAY
HADDINGTON, EAST LoTHIAN, EH41 3DL





Attractively situated on Haddington's rural fringes, this modern detached house offers a stylish and spacious four-bedroom family home with multiple bathrooms and generous living areas. A suntrap enclosed garden provides a safe space for recreation, enhanced by the shelter of a charming summerhouse. Furthermore, an attached garage and driveway (with EV charging) provide ample private parking.

The light and airy hall features a guest WC and practical oak-inspired flooring that continues through to the kitchen. To the left, a bright yet cosy living room enjoys a leafy outlook and a sophisticated decorative finish, enhanced by accent décor and soft carpeting. Positioned to the rear with a sunny aspect and garden access, the kitchen forms the social heart of the home, providing space for both casual and formal dining, as well as a comfortable seating area with feature sage-green décor. It is tastefully appointed with gloss-white units and timber-toned worktops, with a breakfast peninsula, illuminated by built-in cabinet lighting. A suite of neatly integrated appliances includes a fridge/freezer, dishwasher, double oven, and five-ring gas hob with a chimney hood. A bright adjoining utility room, styled to match, provides an integrated washing machine.

FEATURES

- Stylish and spacious detached family home
- Bright entrance hall with guest WC
- Comfortable, light-filled living room
- Sunny integrated kitchen with breakfast bar, dining/family area, and garden access
- Principal suite with storage and a shower room
- Three further double bedrooms (two with storage)
- Family bathroom with bath and separate shower
- Bright, integrated utility room off the kitchen
- Inviting front garden
- Southwest-facing enclosed garden with a summerhouse
- Private driveway (with EV charging)
- Attached single garage
- Gas central heating and double-glazing





Upstairs, a naturally lit landing with storage leads to four inviting double bedrooms, all plushly carpeted. Three, including the principal suite, feature fitted wardrobes, while Bedroom 2 is currently arranged as a snug, showcasing the home's versatility and potential for a home working space. The principal bedroom benefits from a stylish en-suite shower room, and a family bathroom with a bath and separate shower completes the first floor. The home is kept warm and efficient with gas central heating and full double glazing.

Outside, the secure southwest-facing rear garden is easy to upkeep, with a lawn, dining terrace, raised beds, and a summerhouse equipped with power. To the front, a mono-block driveway (with EV charging) is hugged by a neatly lawned garden and leads to the attached single garage. Extras: The sale includes all fitted flooring and window coverings, light fixtures, and appliances.







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 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.





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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.

FLOORPLAN

