



**4 SEGGARSDEAN PARK**  
HADDINGTON, EAST LOTHIAN, EH41 4NB



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EPC  
RATING



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Set beside open countryside on the rural fringes of Haddington, this three-bedroom mid-terrace house has an attractive location that will appeal to families, first-time buyers, and commuting professionals alike. The southwest-facing home is brought to market in true walk-in condition too, offering immaculate interiors presented with neutral décor and quality finishings throughout. It further boasts two reception rooms, a modern kitchen and four-piece bathroom, and a box room. Completing the package, it also has secure parking and an enclosed garden as well.

Inside, a welcoming hall sets the tone, offering practical storage and a WC. The living room is on the left, enjoying a spacious footprint fronted by a southwest-facing picture window for a flood of daily light. It pairs a neutral palette and soft carpeting with a bold accent wall for texture, creating an inviting environment for daily use. An electric fireplace adds the finishing touch. Next door, the dining room continues the aesthetic, swapping the carpet for an easy-to-maintain floor with a wood-toned finish. It has built-in storage and is well-proportioned for family meals and dinner parties. Conveniently adjacent, the modern kitchen is appointed in monochrome tones, providing excellent cabinet storage in white gloss, alongside granite-style worktops.

## FEATURES

- Mid-terrace house presented in walk-in condition
- Desirable location in popular Haddington
- Direct access to the neighbouring countryside
- Welcoming hall with storage and a WC
- Southwest-facing living room with fireplace
- Dining room with built-in storage
- Modern kitchen that is well appointed
- Three double bedrooms (two with storage)
- Versatile box room for creative use
- Modern bathroom with a four-piece suite
- Low-upkeep front garden/private driveway
- Private single garage to the front
- Fully-enclosed rear garden
- Gas central heating and double glazing





Under-unit lighting complements the kitchen design, along with easy-to-clean splashback panels. A handy box room completes the ground floor, offering a versatile space for storage and creative use. Upstairs, the three double bedrooms are all finished in the same neutral palette and with plush carpets for comfort. The rear-facing principal and second bedrooms also enjoy far-reaching countryside views. In addition, the second bedroom has built-in wardrobes and the third bedroom has storage as well. A modern four-piece bathroom completes the interiors. It is comprised of a storage-set WC suite, a bath, and a separate shower cubicle. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a low-maintenance front garden/private driveway, as well as a private garage for secure parking. To the rear, it also features a fully-enclosed garden laid with a split lawn and paving. In addition, this space offers direct access to the open fields and countryside beyond, providing idyllic walking opportunities on your doorstep. Extras: all fitted floor and window coverings, light fittings, an electric cooker, and a washing machine 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 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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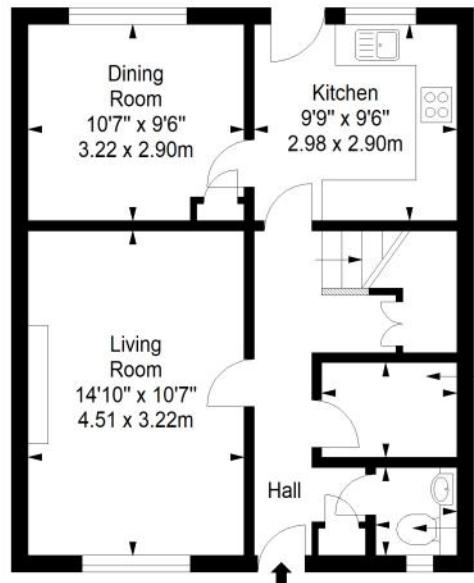
HOUSE SALES

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.

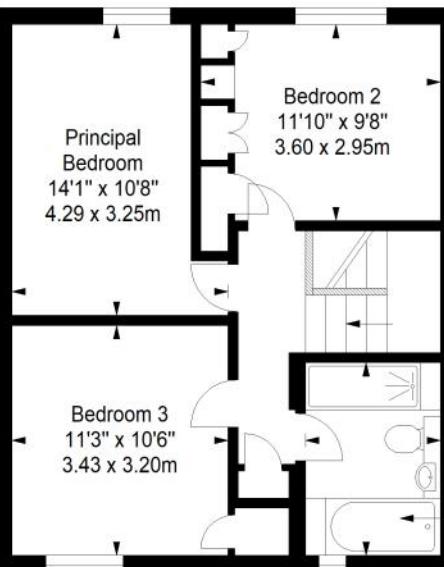
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

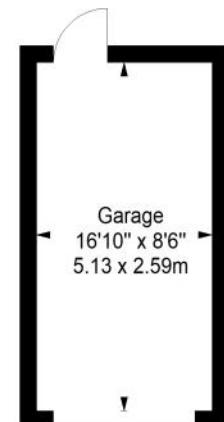
**Ground Floor**  
Approx. 49.9 sq. metres (537.1 sq. feet)



**First Floor**  
Approx. 49.9 sq. metres (537.1 sq. feet)



**Garage**  
Approx. 13.3 sq. metres (143.2 sq. feet)



Total area: approx. 99.8 sq. metres (1074.2 sq. feet)