



33 Briery Bank

Haddington, EH41 4AB



An excellent family home on the edge of this highly desirable commuter town, which offers extended accommodation, low maintenance gardens and excellent opportunities for home working



Nicely positioned on the outer edge of this highly desirable commuter town, 33 Briery Bank offers a fantastic opportunity for those in search of a family home with excellent links to Edinburgh. The semi detached property has been extended to create a surprising level of accommodation including a bedroom attic conversion and a sizeable conservatory to the rear. There are also great opportunities for those who work from home; the substantial timber studio in the garden offers a great space for a dedicated home office. The outside space has been designed for ease of maintenance with a large decked seating area whilst to the front of the property there is a private drive with space for several vehicles.

LOCATION

Haddington is a sought after commuter town with excellent travel connections to Edinburgh as well as easy access to the East Coasts scenic beaches. The town offers fantastic primary and secondary schools, an excellent selection of local amenities and great sporting opportunities in the area.

HIGHLIGHTS

- Extended Family Home
- Solutions for Home Working
- Edge of Town Setting
- Commuter Location
- Low Maintenance Gardens
- Ample Parking

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Utility Room, Conservatory/Dining Room, Shower Room and Three Double Bedrooms

ACCOMMODATION

The ground floor has been extended to create a large conservatory to the rear which enjoys an aspect over the garden and offers a lovely family/dining room. The useful utility room connects the conservatory to the kitchen which has been very nicely re-fitted with an excellent range of high gloss units. Overlooking the entrance to the property, the lounge is a particularly bright room with a feature fireplace

housing a modern gas fire. Two of the three bedrooms are located on ground floor level; both similarly sized double rooms with great built in storage whilst the shower room is freshly presented with wet wall panelling and a large floor level shower cubicle. A staircase leads to the attic bedroom conversion; this is a sizeable double with two velux windows offering rooftop views over the town. A large walk in store room off the bedroom is a very useful space and also houses the central heating boiler

HOME OFFICE/STUDIO & OUTHOUSES

Positioned within the rear garden, this substantial timber cabin offers an excellent opportunity for those working from home; well equipped with light, power and lots of space. An additional smaller studio lies adjacent and currently offers excellent storage alongside the garden shed.

EXTERNAL

The area to the front of the property has been graveled to provide a private drive with space for three or four vehicles. The rear garden is low maintenance having been nicely laid with paving and incorporating a large decked terrace with pergola over – an ideal spot for summer evenings. The rear garden is fully enclosed and secure for young children or pets.

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further

information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £249,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



