

COULTERS[©]

14 STANTON MARCHES

HADDINGTON, EAST LOTHIAN, EH41 3FB

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A generous 5 bedroom townhouse situated within a popular modern development in Haddington. The property offers an appealing layout over three floors.

The property benefits from an enclosed South facing garden to the rear and allocated parking to the front. It is within walking distance of the new primary school and excellent local amenities.

KEY FEATURES



Modern well presented town house



Five double bedrooms



Enclosed rear garden



Allocated parking



Sought after location in popular town



Close to school and amenities





The property comprises; entrance hall, sitting room with window to the front, well planned kitchen/dining room with eye level oven, integrated microwave and gas hob and direct access to the rear garden, utility cupboard and WC.

On the first floor the master bedroom has fitted wardrobes and en-suite shower room, double bedroom 2 with walk in wardrobe; the second floor has a further three bedrooms and a family bathroom. The loft is floored and easily accessed via a Ramsay ladder.





THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of The River Tyne and surrounded by beautiful countryside there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, Gym, sports hall, and health suite.

Haddington boasts vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

EXTRAS

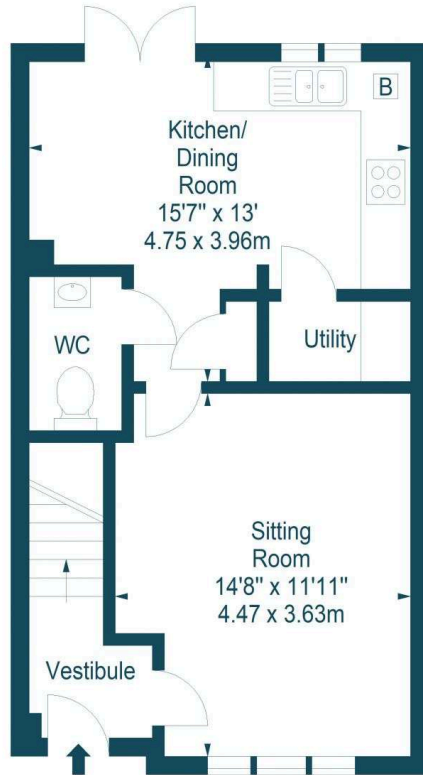
All fixtures and fittings, integrated appliances, fitted floorcoverings, blinds, planters in garden, garden bin storage, garden shed and IKEA shoe cabinet at the front door are included in the sale, along with the washer/dryer, all curtain rails and curtains, large square wall mirror at front door, large children's bookshelf fixed to the wall in the blue bedroom on the top floor, large round wall mirror in living room, plus garden bench and grey garden furniture. The factor is Spiers Gumley and the factoring costs are approximately £220 per annum.



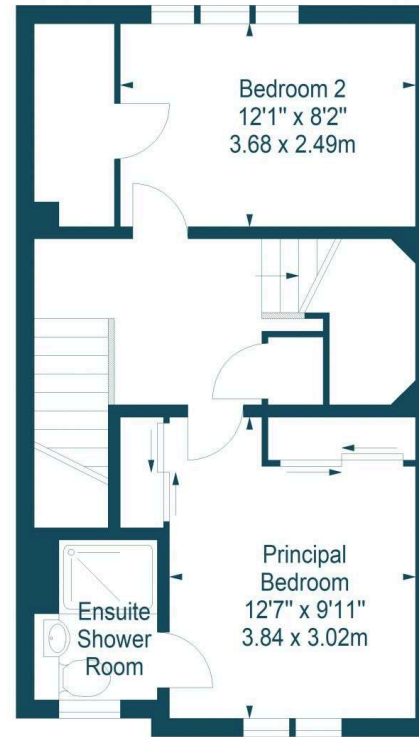
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Haddington,
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Approx. Gross Internal Area
1301 Sq Ft - 120.86 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor

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 www.coultersproperty.co.uk

 01620 671 837

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.