

COULDERS

8 ACREDALES WALK

HADDINGTON, EAST LOTHIAN, EH41 4RR

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented three bedroom detached family home, quietly situated within a popular cul-de-sac in walking distance of local amenities.

This bright and spacious property provides an appealing layout and benefits from a driveway, integrated garage and beautifully maintained rear gardens with a greenhouse and useful lockable shed .

KEY FEATURES



Detached family home



Three bedrooms



Beautifully maintained gardens



Driveway and garage



Located in a popular development



Close to all local amenities

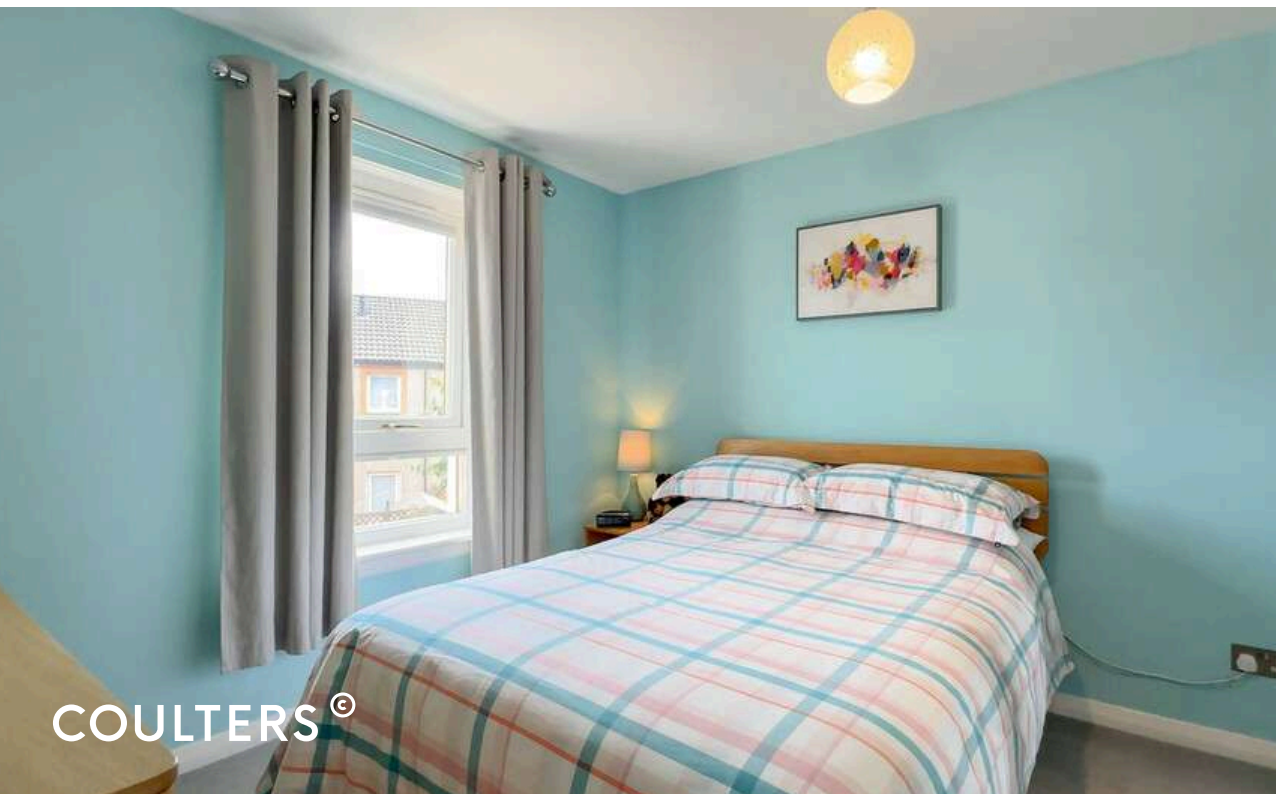


The property comprises; welcoming entrance hallway with under stair cupboard; spacious living room with dining area and direct access to the rear garden; dining kitchen with large breakfast bar, eye level double oven and 5 ring gas hob, useful cloakroom with WC.. On the first floor there are three bedrooms all with built in storage and a family shower room.

Extras

All fixtures and fittings, integrated appliances, fitted floorcoverings, blinds, and light fittings are included in the sale. The fitted shelf above the television in the sitting room is excluded from the sale.





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 Railway. 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.



Acredales Walk,
Haddington,
East Lothian, EH41 4RR



Approx. Gross Internal Area
1274 Sq Ft - 118.35 Sq M
(Including Garage)

Store
Approx. Gross Internal Area
96 Sq Ft - 8.92 Sq M

For identification only. Not to scale.
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GET IN TOUCH

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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.