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Offers Over

**£430,000**

# 15 Pitcher Way

Haddington | East Lothian | EH41 3DL

An exceptionally appealing detached villa, occupying an enviable position within an established modern development, located in the desirable East Lothian town of Haddington. The house strikes the perfect balance between modern style and homely charm and offers highly flexible family living together with a picturesque rear garden.

-  4 bedrooms
-  3 public rooms
-  3 bathrooms plus WC
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – B
-  Council tax band – G



## Description

Internally the property is in excellent decorative order and offers well-proportioned accommodation. You enter a welcoming hallway and straight ahead of you is a bright and airy lounge. Adjacent to this is the modern dining kitchen with a range of white wall and base units with co-ordinated worktops, and a door to the garden. To the front is the family room which would also make an ideal fifth bedroom or home office/study, and completing the accommodation on this level is a useful utility room and handy WC.

Moving upstairs to the naturally lit landing, you will find the principal bedroom which has two walk in wardrobes and an en-suite shower room. There are three further double bedrooms, two of which share an en-suite Jack & Jill shower room, and a family bathroom with a white suite, and separate shower cubicle and bath. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven and grill, integrated fridge/freezer, washing machine and dishwasher, the freestanding wardrobe in bedroom two, the garden shed and greenhouse, along with three large decorative pots and the raised vegetable bed and large veg trug.

## Gardens and Parking

A neat front garden welcomes you to the property and to the rear is a delightful, fully enclosed garden laid to lawn with well stocked borders and a patio area, offering a place to dine in the warmer months and a safe place for children and pets to play. There is a garage with an up and over door, power and light, a driveway provides off street parking, and on street parking is also available.

## Viewing

By appointment through Neilsons (0131 625 2222).

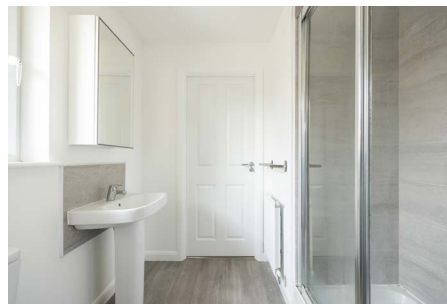






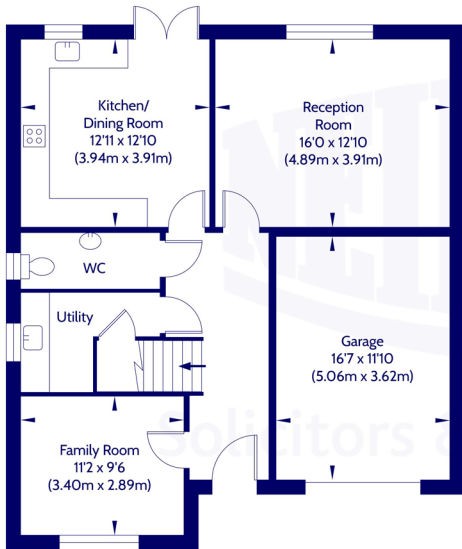
## Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels.

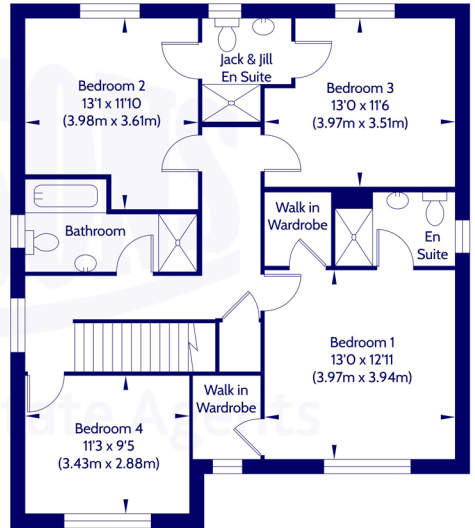




Approx. Gross Internal Floor Area 153.59 Sq M / 1653 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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