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Fixed Price

£199,995

9 Harperdean Terrace

Haddington | East Lothian | EH41 3BP

This attractive family home offers well-proportioned and flexible accommodation, complemented by excellent outdoor space and the convenience of a private driveway. Situated in the ever-popular town of Haddington, the property is ideally suited to a range of buyers, from couples to growing families, who will appreciate both the practical layout and the pleasant setting.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The accommodation is entered via a welcoming hallway which leads to the principal living areas. To the front of the home, the bright reception room features a modern laminate floor, a central fireplace, and a generous window allowing natural light to fill the space. The fitted kitchen is thoughtfully designed with an excellent range of wooden wall and base units, integrated hob and oven, and ample room for dining. From here, access is provided to the rear conservatory, creating a versatile living space that overlooks and connects directly to the garden.

There are two comfortable double bedrooms. The front-facing bedroom benefits from fitted storage and a soft carpet finish, while the rear bedroom enjoys an open outlook across the garden and beyond. A contemporary family bathroom completes the internal layout, finished with full acrylic wet-wall panelling, a three-piece white suite, an electric shower, and a chrome heated towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property is equally impressive. To the front, there is a private driveway providing off-street parking. The rear garden is attractively landscaped, fully enclosed, and includes a shed, offering both practicality and a delightful space for outdoor enjoyment.

Viewing

Please contact Neilsons on 0131 625 2222.





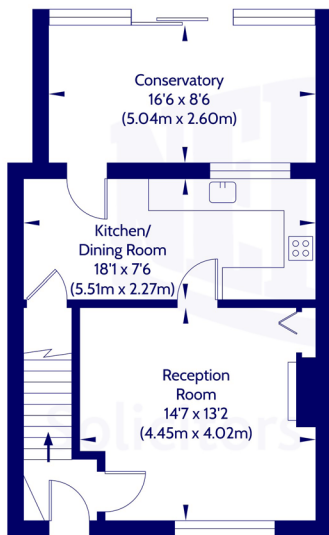
Location

The Royal Burgh of Haddington is the administrative and geographical centre of the beautiful county of East Lothian, located approximately 20 miles from Scotland's capital city of Edinburgh. This charming and popular town enjoys a rich history and strong sense of community with a wealth of shops, services, highly regarded cafes and restaurants all available within close proximity of this property. Ideally placed for those who enjoy outdoor pursuits, the surrounding countryside offers a wealth of opportunities from walking, fishing, golfing, horse riding and watersports. Further amenities include a local library and museum and sports centre with swimming pool. Local schooling is available from nursery to secondary level and regular local bus services provide easy access throughout the county and to Edinburgh. By car, the A1 connects quickly to the bypass and motorway network.

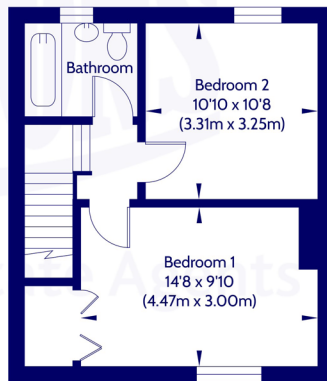




Approx. Gross Internal Floor Area 84.89 Sq M / 914 Sq Ft.



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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