



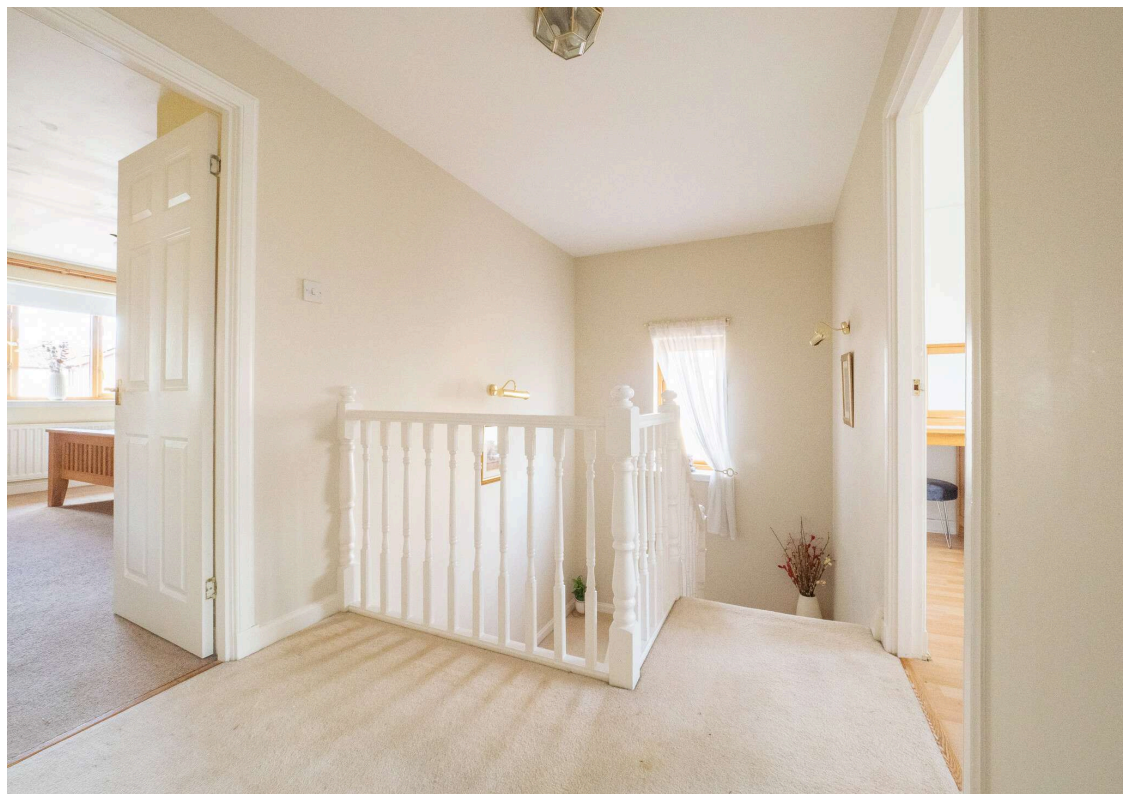


Welcome

Impressive Four-Bedroom Detached Family Home in a Sought-After Haddington Development. Set within a quiet cul-de-sac in a highly regarded modern development, this impressive four-bedroom detached home offers generous and versatile living space, ideal for growing families and those seeking a comfortable, well-connected lifestyle in the heart of East Lothian. Beautifully presented throughout, the ground floor features a bright and welcoming lounge with a feature fireplace, a formal dining room perfect for entertaining, and a light-filled conservatory overlooking the garden. The spacious kitchen with integrated appliances flows into a casual dining area, while a separate utility room and WC provide added practicality. Upstairs, the home offers four double bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room. A practical family bathroom completes the upper level. Externally, the property enjoys well-kept front and rear gardens with a patio area ideal for outdoor dining. The rear garden is not overlooked and benefits from an open outlook, offering a good degree of privacy. A driveway and integral garage provide ample private parking. Positioned at the end of the estate, the home also benefits from no through traffic, with a children's play park located nearby within the development. Further benefits include a newly installed gas boiler (fitted approximately six months ago and under warranty) and plumbing for an integrated dishwasher (currently not in working order). Located just a short distance from Haddington's bustling town centre, residents benefit from excellent local amenities, schooling, and leisure facilities, along with swift access to Edinburgh via the A1.

- Well-presented detached home in a sought-after modern development
- Quiet cul-de-sac location with no through traffic and nearby play park
- Flexible layout with three reception areas including a bright conservatory
- Four double bedrooms, including a spacious principal with en-suite and fitted wardrobes
- Well-appointed kitchen with casual dining area, plus separate utility room and ground floor WC
- Private front and rear gardens with patio area, ideal for outdoor entertaining
- Rear garden not overlooked, offering a high degree of privacy
- Integral garage and driveway providing off-street parking
- Recently installed gas boiler
- Located close to excellent local amenities, schools, and transport links







Haddington

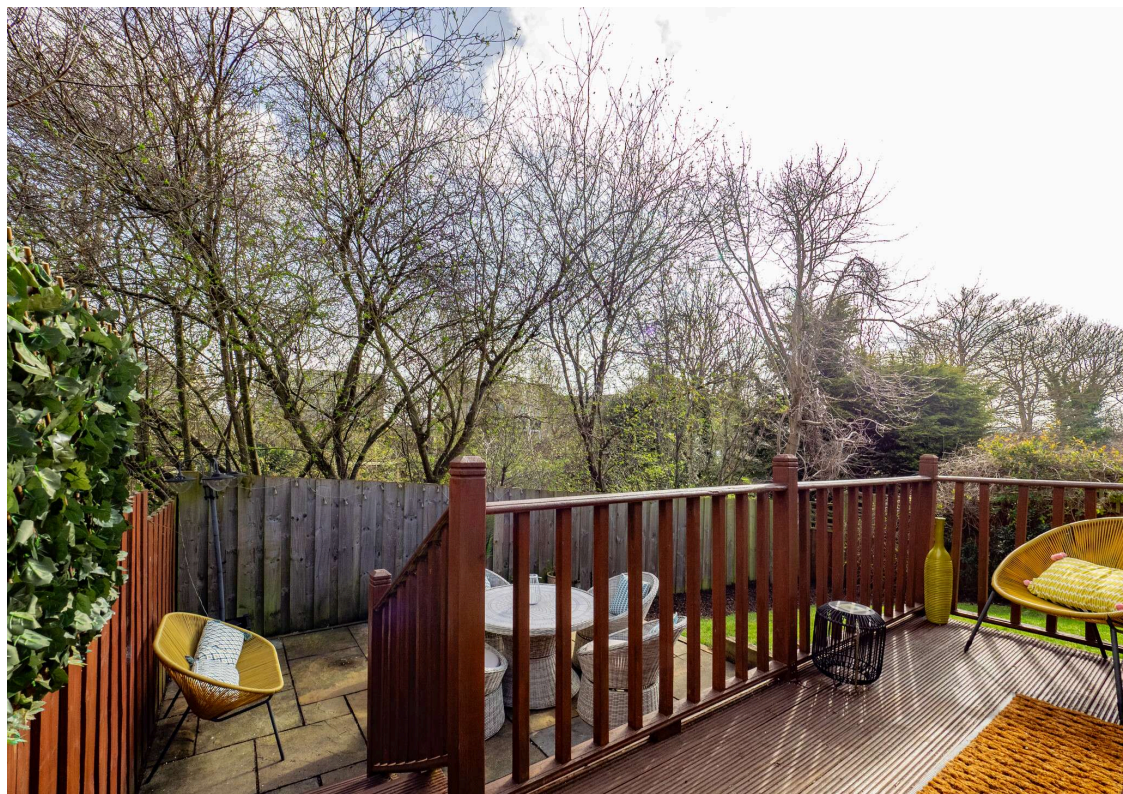
Haddington is a vibrant and historic market town nestled in the heart of East Lothian, just 18 miles east of Edinburgh. Surrounded by picturesque countryside and set on the banks of the River Tyne, the town offers a superb balance of rural charm and modern convenience. It boasts a wide range of local amenities including independent shops, cafes, restaurants, supermarkets, and a thriving weekly market. Families are well catered for with excellent local schooling, including the respected Knox Academy, as well as nursery and primary options.

For leisure, residents enjoy riverside walks, golf courses, sports clubs, a leisure centre, and a swimming pool. The nearby A1 ensures swift access to Edinburgh, the city bypass, and other East Lothian towns, making Haddington an ideal choice for commuters and families alike.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and the integrated appliances (please note the integrated dishwasher is not currently in working order). No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale as these items are deemed sold as seen.





Get in touch

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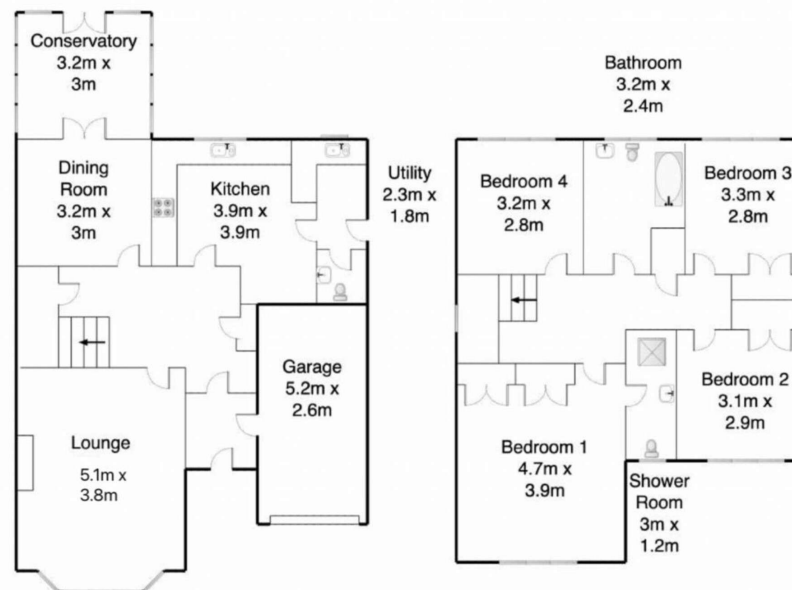
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Floorplan is indicative only. Not to scale.