





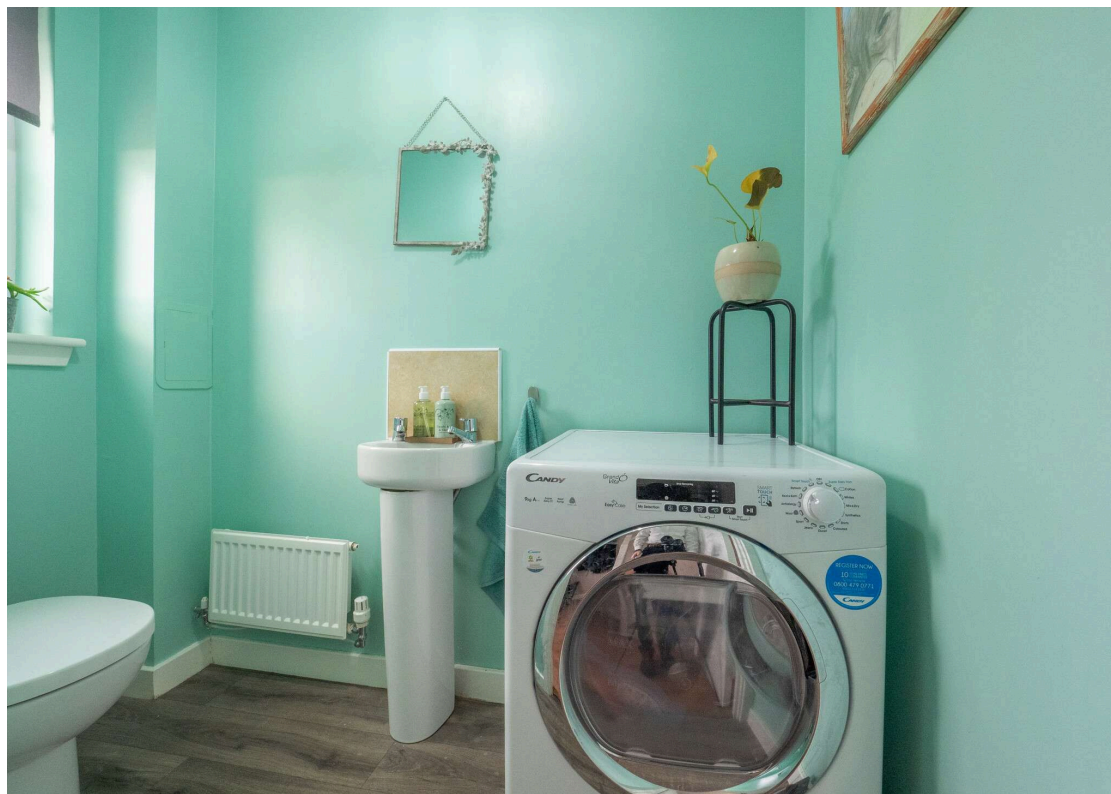
Welcome

Quietly positioned in a small cul-de-sac shared by only three homes, 28 Arthur's Way is a well-presented and thoughtfully extended four-bedroom semi-detached property offering flexible accommodation, good storage, and a practical layout suited to modern family life. The ground floor includes a comfortable lounge, a kitchen with direct access to the rear garden, a WC, and a converted garage now functioning as a spacious fourth bedroom or ideal home office. Upstairs, the principal bedroom benefits from an en-suite shower room, with two additional bedrooms and a family bathroom completing the accommodation. There's ample built-in storage throughout, with room for fitted wardrobes where desired.

Externally, the property features a double driveway to the front and an enclosed rear garden with a patio and lawn - perfect for relaxing or entertaining outdoors. Located in a family-friendly development on the edge of Haddington, the home also benefits from access to scenic walks along the nearby Haddington to Longniddry railway path, ideal for both recreation and dog walking. This is a great opportunity to secure a well-balanced home in a peaceful yet well-connected location, just a short distance from the town's local amenities and schools.

- Four-bedroom semi-detached home in a quiet cul-de-sac
- Flexible layout with converted garage offering ground floor bedroom or workspace
- Kitchen with direct access to enclosed rear garden
- Principal bedroom with en-suite shower room
- Ample storage space and scope for fitted wardrobes
- Double driveway and private front garden
- Rear garden with patio and lawn
- Gas central heating and double glazing throughout







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 and blinds where fitted. 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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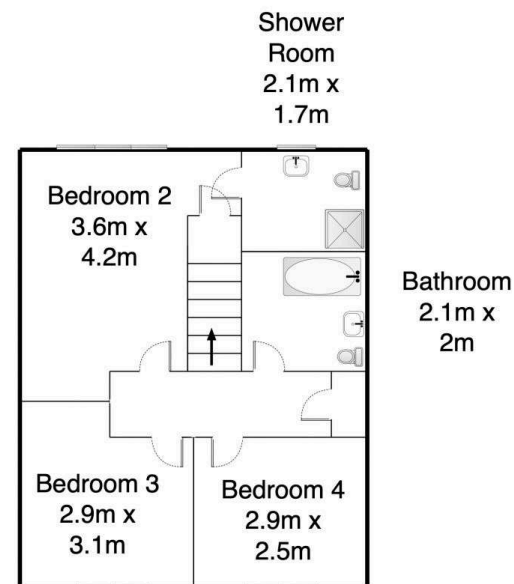
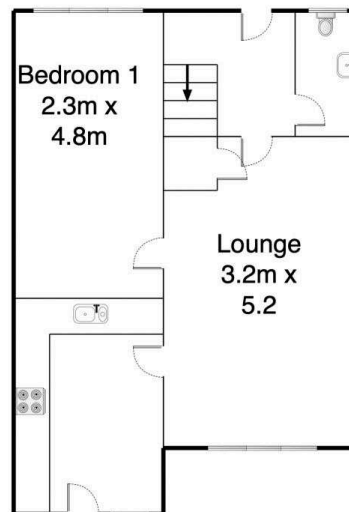
Bruntsfield Office:

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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.

Kitchen
2.5m x
3.6m



Floorplan is indicative only. Not to scale.