





Welcome

Set within a well-established and sought-after residential area, this extended two-bedroom semi-detached bungalow offers spacious and versatile accommodation all on one level. Well-presented throughout, the property benefits from a private driveway and a garage with light and power. Thoughtfully extended and maintained, it will appeal to a variety of buyers, particularly those seeking comfortable ground-floor living with excellent storage, generous outdoor space and private parking. The layout includes a bright conservatory, a practical galley-style kitchen, two bedrooms and a lovely rear garden with direct access to the street behind. The home is further enhanced by gas central heating and double glazing.

- Extended bungalow offering flexible and well-balanced living space
- Living room with electric fire and sliding patio doors leading to the rear garden
- Galley-style kitchen with integrated gas hob, oven, and extractor, plus space for washer, dryer, dishwasher, fridge, and freezer
- Light-filled Conservatory ideal as a dining area or additional sitting space
- Two bedrooms, both with fitted wardrobes
- Linen cupboard located off the hallway for additional storage
- Three-piece bathroom with WC, wash hand basin, walk-in shower, and wet wall surround
- Gas central heating and double glazing throughout
- Private driveway and garage with light and power
- Well-maintained front and rear gardens, rear gate access, handy storage area, and greenhouse (included in the sale)







Haddington

Haddington is a picturesque and historic market town set in the heart of East Lothian, offering a perfect blend of rural charm and modern convenience. Surrounded by rolling countryside and just 30 minutes from Edinburgh via the A1, it's a highly desirable location for commuters and families alike. The town boasts a fantastic range of local amenities including independent shops, cafés, restaurants, and supermarkets, along with well-regarded primary and secondary schools. Leisure facilities are also plentiful, with the local sports centre, golf courses, riverside walks, and nearby beaches all within easy reach. Haddington has a strong sense of community, regular farmers' markets, and a calendar of local events, making it a vibrant yet peaceful place to call home. With excellent transport links, a rich heritage, and a welcoming atmosphere, it's easy to see why Haddington continues to be one of East Lothian's most sought-after towns.

Extras

Included in the sale are light fittings, floor coverings, blinds where fitted, integrated and free-standing appliances and the greenhouse. 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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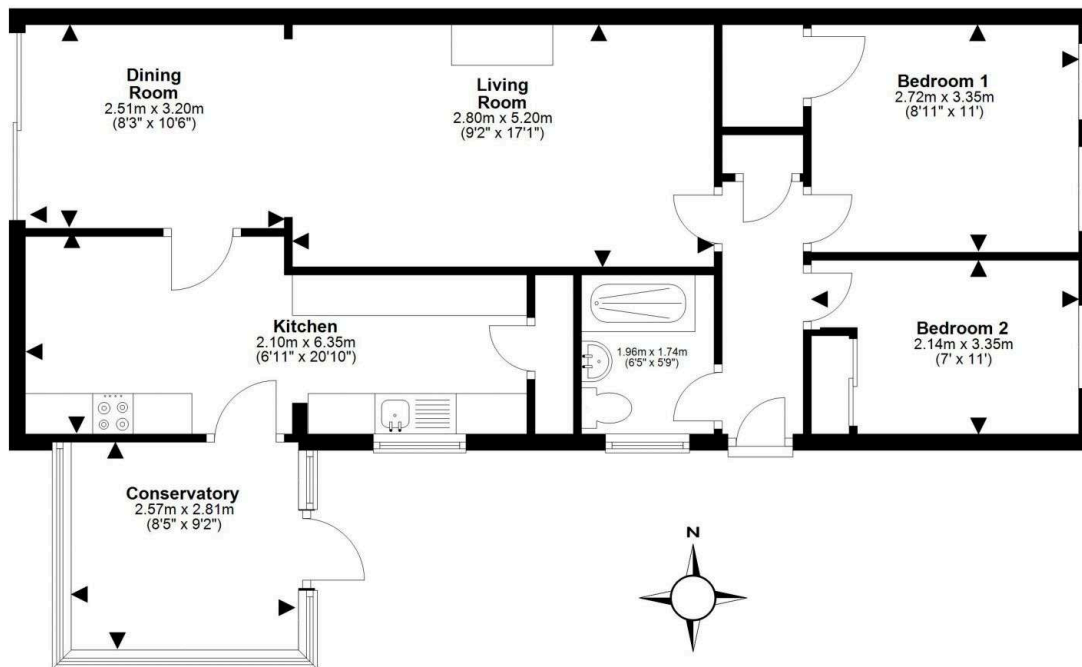
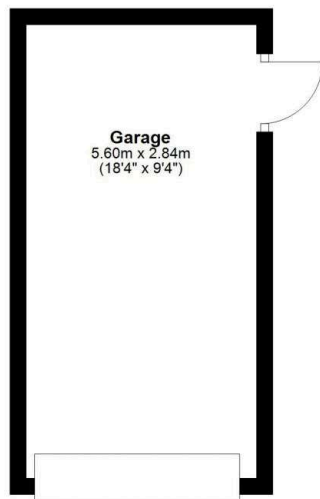
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CHARTERED FIRM

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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.