





Welcome

Welcome to 36 Cranston Way, Haddington, McDougall McQueen are delighted to present to the market this bright, spacious, end terraced, three-bedroom family home occupying a prime plot in a lovely modern residential area in the lovely historic market town of Haddington in East Lothian. Conveniently located the property benefits from all the amenities Haddington has to offer including excellent schooling and lively town centre. The accommodation is offered in excellent condition throughout and is enhanced with double glazing, gas central heating, and benefits further from garden grounds to the front and rear, and parking for two cars. An ideal purchase for professional couples and families looking for spacious modern living with outside space. Viewing is essential to fully appreciate this lovely property, and an appointment should be made at your earliest convenience.

- Spacious family accommodation
- Entrance porch which is open to the hallway with stairs to the upper level
- Ground floor WC
- Spacious living room with front facing window
- Modern dining kitchen with under stair storage cupboard, a range of base and wall units, gas hob, stainless steel splashback, extractor, oven, free-standing fridge freezer and space for a dining table with French doors to the rear garden
- Upper hallway
- Main bedroom with front facing window
- En-suite shower room
- Bedroom two with window to the rear
- Bedroom three with rear facing window
- Double glazing and gas central heating
- Private garden grounds to the front and rear with parking for two cars







Haddington

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street including large supermarkets and various independent retailers. There are an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with swimming pool and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick or further afield.

Extras

Included in the sale are: Floor coverings, built in blinds, integrated appliances, free standing fridge-freezer, garden shed and the bin store. Any appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are deemed sold as seen.





Get in touch

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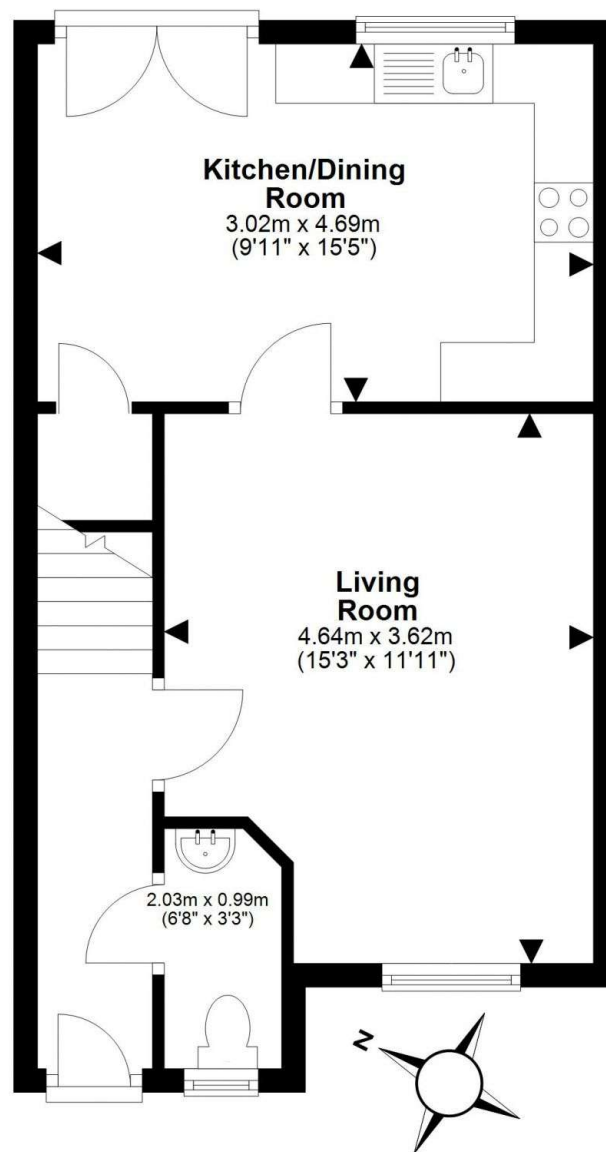
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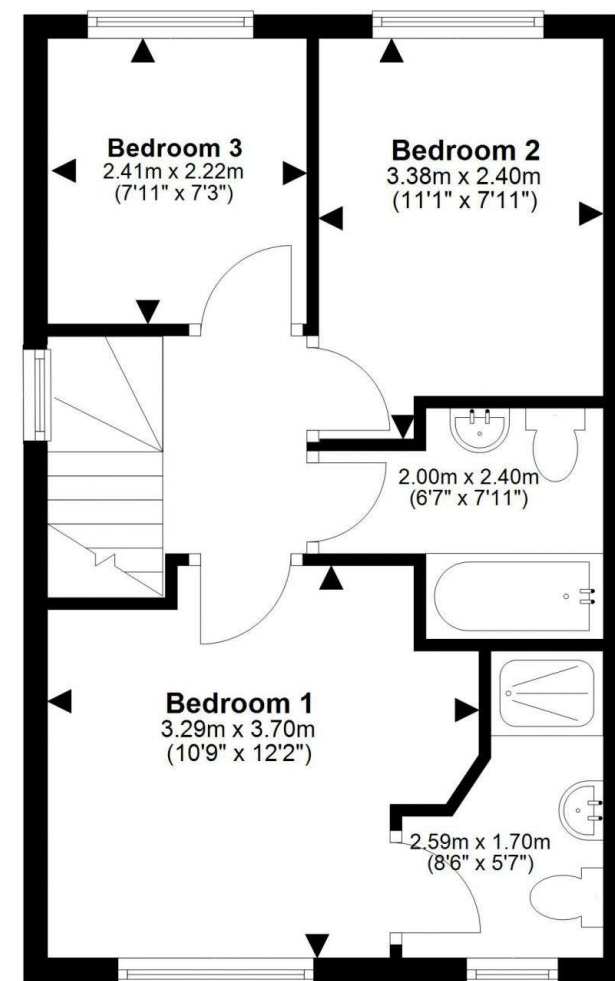


CHARTERED FIRM

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.



Ground Floor



First Floor

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