



The Coach House

TEMPLEDEAN, FLORABANK ROAD, HADDINGTON,
EAST LOTHIAN, EH41 3LR

Property
PARIS STEELE
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PROPERTY DESCRIPTION

Nestled within immaculate, walled gardens, this detached stone-built property just minutes from Haddington High Street offers bright, well-presented, and spacious accommodation. Approached via a gated pathway bordering a gravel driveway and double garage, the front door opens into a bright entrance vestibule and then into a carpeted hallway. From here you pass through the dining room, to come to a most impressive sitting room leading into an adjoining conservatory.

Flooded with natural light and enjoying a triple aspect, it is adorned with plush carpeting, neutral wall finishes, and a stunning ornate oak mantelpiece with a brass insert, framing an open fireplace. Boasting generous proportions, it nonetheless retains a warm and welcoming ambience and is sure to be at the heart of family life. Elegant French doors lead to the modern conservatory which in turn opens to the stunning garden, achieving a seamless connection between indoor and outdoor living. Featuring wooden flooring and a panoramic garden view, the west facing conservatory is a superb extension of the living space all year round.

Conveniently adjoining the sitting room, lies a versatile dining room that could also make an attractive snug or family room given its appealing décor and feature fireplace. Directly opposite this lies the generous breakfasting kitchen. Now in need of modernisation, white farmhouse-style wall and floor units are complimented by oak-effect worktops and freestanding appliances.

From here you pass a modern shower room with a WC and washbasin. A carpeted staircase leads you up to the first of four double bedrooms. The east facing window gives light, while built in wardrobes giving plenty of storage adorn the opposite wall. An additional shower room and WC can also be found on this level.

You then arrive at two exceptionally spacious and bright double bedrooms that benefit from an east and west-facing aspect respectively. A carpeted staircase takes you to the first floor and an additional double bedroom which offers a tranquil retreat with plenty of light and a view of the gardens from the Velux window.

Externally, two outbuildings house a utility and store. The freestanding double garage, complete with workbench, offers ample space for two cars, as well as loft access for additional storage.

The beautifully presented and fully secluded west-facing garden combines manicured lawns with established borders, hedges, and trees, creating a peaceful and tranquil escape, perfect for children, pets, and entertaining.

FIXTURES & FITTINGS

Floor coverings, light fixtures and fittings, and white goods will be included in the sale.





PROPERTY FEATURES

- ❑ Four-bedroom stonebuilt property with driveway and garage
- ❑ Triple aspect sitting room
- ❑ West-facing conservatory
- ❑ Generous breakfasting kitchen
- ❑ Versatile dining room
- ❑ Four double bedrooms
- ❑ Two shower rooms
- ❑ Gas central heating
- ❑ West-facing garden
- ❑ Two outbuildings for storage
- ❑ EPC - E
- ❑ Council tax band - G

HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town. Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite.

Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi amongst others.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

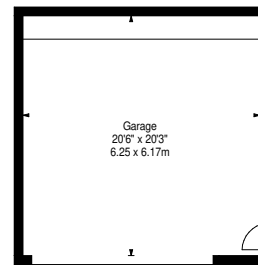
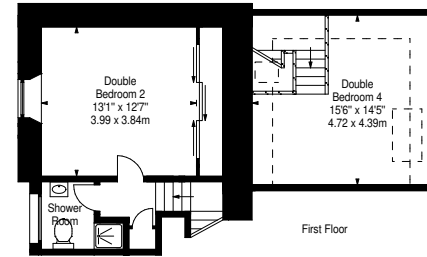
Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



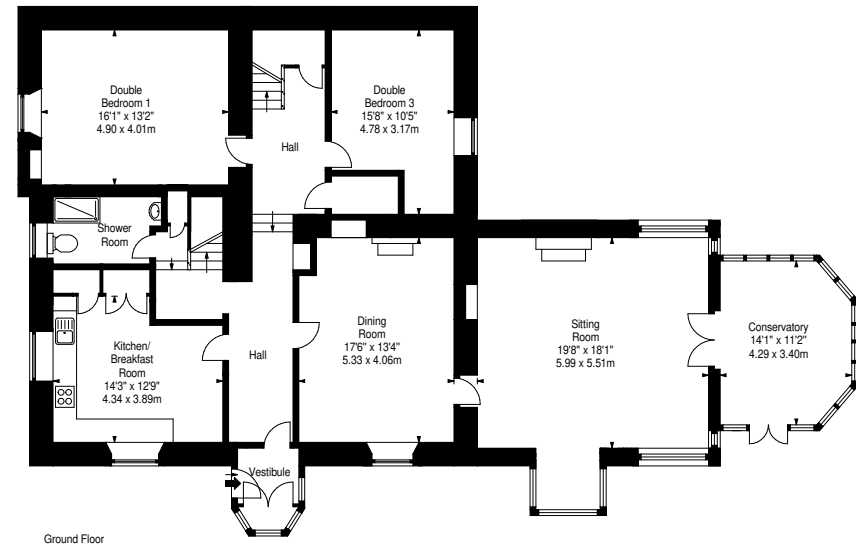
**The Coach House Templedean,
Florbank Road,
Haddington,
East Lothian, EH41 3LR**



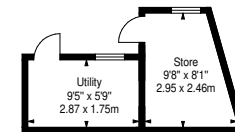
Approx. Gross Internal Area
2372 Sq Ft - 220.36 Sq M
Garage, Store & Utility
Approx. Gross Internal Area
537 Sq Ft - 49.89 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



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2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

