



9 St Lawrence

HADDINGTON, EAST LOTHIAN, EH41 3RL

Property
PARIS STEELE

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"A handsome detached property positioned in a peaceful cul-de-sac ."



PROPERTY DESCRIPTION

Positioned in a peaceful cul-de-sac of similar properties, this handsome detached property within easy reach of Haddington High Street and retail park, is presented in immaculate condition and boasts an enviable east and west-facing orientation. Approached via an expansive neat lawn bordering a gravel driveway and detached garage, the front door opens into a bright hallway boasting a large front-facing picture window. From here you move into a stunning west-facing sitting/dining room. Flooded with natural light from two full-height picture windows overlooking the rear garden it showcases a tasteful neutral décor including wood-inspired flooring. With the sitting area centred around a focal living room flame fireplace nestled under an oak mantle it exudes warmth and comfort. Directly adjacent is a cosy and inviting family room opening out to the rear garden and alfresco dining area. Leading to a convenient ground floor WC and utility this is a flexible area perfect for relaxation or for older children to retreat to. A good-sized modern kitchen with rear garden access and space for informal dining is accessed from both the hallway and sitting/dining room. Light oak-effect wall and floor units are complemented by smooth

worktops finished in a natural hue. Integrated appliances include an extractor hood and range cooker. Completing the ground floor layout is a light and airy double bedroom overlooking the front of the property. Ascending the floating/open riser staircase from the hallway you arrive at two spacious double bedrooms that enjoy an east and west-facing orientation respectively. Each enjoys a calm colour palette and access to two modern shower rooms, one with a WC and washbasin built into a wall-hung vanity. The beautifully presented enclosed west-facing rear garden with a greenhouse thoughtfully combines a lawn, established borders, flowering plants, and hedges along with paving and raised decking. Off-street parking is provided for by the driveway and garage.

FIXTURES & FITTINGS

All floor coverings, light fixtures, curtain poles, curtains and blinds included. All integrated appliances and white goods also will also be included in the sale.



PROPERTY FEATURES

- ❑ Three-bedroom detached home with driveway and garage
- ❑ West-facing sitting dining room
- ❑ West-facing family room opening to the rear garden
- ❑ Sizeable breakfasting kitchen
- ❑ Three double bedrooms
- ❑ Two shower rooms
- ❑ Ground floor WC
- ❑ Utility room
- ❑ West-facing rear garden and east-facing front garden
- ❑ Gas Central Heating
- ❑ Double glazing
- ❑ EPC D
- ❑ Council tax band F

HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town.

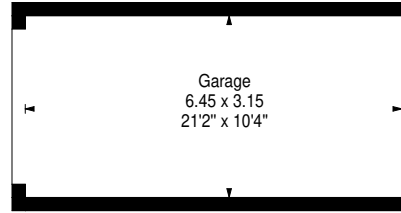
Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, 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.

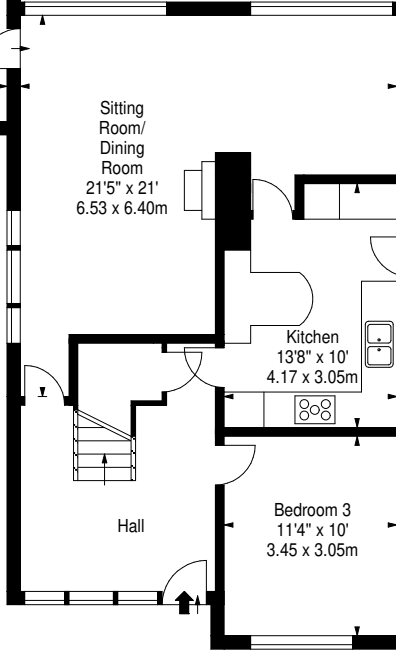
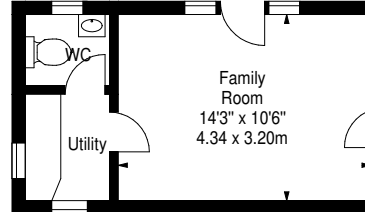
Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On 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.

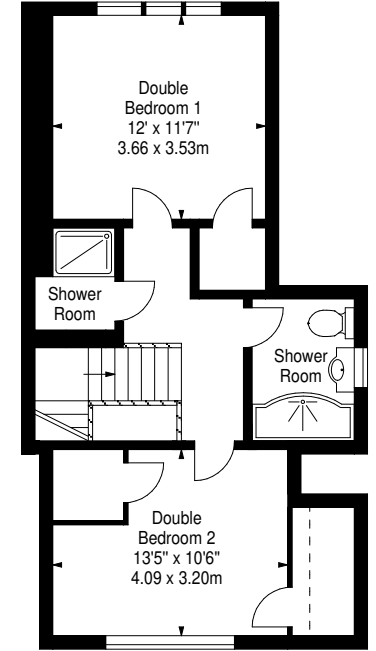
Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



Ground Floor



Ground Floor



First Floor

St. Lawrence,
Haddington,
East Lothian, EH41 3RL



Approx. Gross Internal Area
1434 Sq Ft - 133.22 Sq M
Garage
Approx. Gross Internal Area
218 Sq Ft - 20.25 Sq M
For identification only. Not to scale.
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2. The Home Report and more information for this property is available from parissteele.com
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