



23 Hawthornbank Road
HADDINGTON, EAST LOTHIAN, EH41 3AU

Property
PARIS STEELE

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Two-bedroom semi-detached bungalow in the heart of Haddington.



PROPERTY DESCRIPTION

Minutes from Haddington High Street this two-bedroom semi-detached home offers bright, well-presented, and spacious accommodation. Peacefully set back from the road and accessed from a low-maintenance garden, the front door opens into a light and airy hallway. Decorated in soft muted tones and with wood-inspired flooring it leads to a bright bay-windowed south-west-facing sitting room. Overlooking the rear garden and adorned with carpeting, a calm colour palette, and a living flame fireplace it is warm and comfortable. Conveniently adjoining is a good-sized modern kitchen with side garden access. L-shaped it showcases white gloss wall and floor units with oak-effect worktops. High-spec integrated appliances include a gas hob, extractor hood, and oven. The two carpeted double bedrooms are light and airy and share access to a stylish contemporary bathroom featuring a

washbasin, WC, and bath. Externally, the expansive south-west-facing rear garden is mainly laid to lawn and features two useful garden sheds along with access to a store. To the front, the low-maintenance garden consists of decorative stones, and there is on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated kitchen appliances, and freestanding fridge-freezer will be included in the sale. Externally there are two garden sheds which will also be included.



PROPERTY FEATURES

- ✧ Two-bedroom semi-detached property
- ✧ Light-filled south-west-facing sitting room
- ✧ Stylish modern kitchen with garden access
- ✧ Two double bedrooms
- ✧ Family bathroom
- ✧ Store
- ✧ Front and rear gardens
- ✧ 2 Garden Sheds
- ✧ Double Glazing
- ✧ Gas Central Heating
- ✧ On-street parking
- ✧ EPC - D
- ✧ Council tax band - C

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.



PARIS STEELE

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Let's talk

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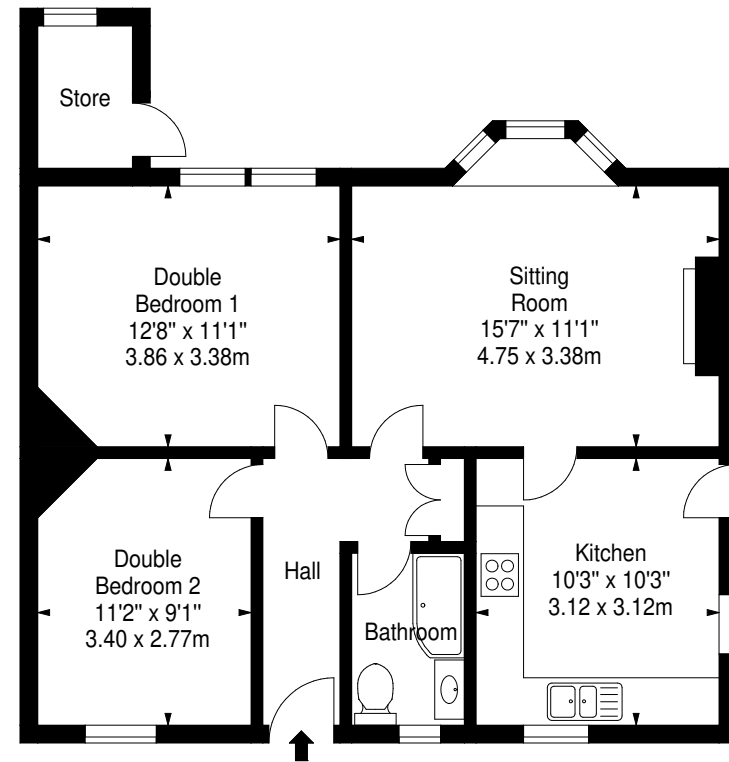
Approx. Gross Internal Area
664 Sq Ft - 61.69 Sq M

Store

Approx. Gross Internal Area
24 Sq Ft - 2.23 Sq M

For identification only. Not to scale.

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Ground Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
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.
4. 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.

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