



Newtoncroft

NEWTON PORT, HADDINGTON, EAST LoTHIAN, EH41 3LZ

Property
PARIS STEELE

01620 497497 | [parissteele.com](https://www.parissteele.com)

*"Detached three bedroom Bungalow with a detached fully functional annexe.
Central yet peaceful location in the heart of Haddington."*



PROPERTY DESCRIPTION

Peacefully located yet within walking distance of Haddington High Street, this secluded and well-presented three-bedroom bungalow with a separate one-bedroom property offers a fantastic opportunity for a variety of buyers. A gated driveway bordered by established hedges leads you to the front door and into a bright, tiled vestibule with ample space for coat and shoe storage.

Entering the home on the right lies a light-filled south-west-facing sitting room opening via French doors to the front garden. Tastefully decorated with plush carpeting and an electric fireplace it is warm and inviting. Adjoining and opening to the rear garden, the modern dining kitchen which also boasts hallway access is practical and aesthetically appealing. Cream wall and floor units, quartz and wood-effect worktops and a mosaic-tiled splashback sit alongside integrated appliances including a new gas hob, eye-level grill, and oven.

Returning to the hallway, the principal double bedroom with new plush carpeting, an en-suite shower room, and built-in wardrobes is spacious and comfortable. There are two further light filled double bedrooms, and a well-appointed family bathroom. There is new carpeting throughout the home. The rear rooms boast attractive views of the garden and mature trees beyond, and the front has views of the established garden – adding to the peaceful and secluded feel.

Adjacent to the house is a fully functional, self-contained annexe ideal for an array of uses - home office, long term accommodation, or for visiting friends and family. Flooded with natural light and thoughtfully designed it boasts an open plan living area, kitchen, and bedroom alongside a spacious and stylish shower room. The shower room contains a cupboard with plumbing to allow for a washing machine. Heating is in the form of electric radiators and a wood burning stove.

Externally, the gated gravel driveway is bordered by established hedging whilst to the rear the garden combines paving with mature plants. There is a large store ideal for garden furniture or equipment.

FIXTURES & FITTINGS

The main property will include all fitted floor coverings (new carpets), light fixtures, curtains and blinds, and kitchen appliances – Dishwasher, washing machine, fridge and freezer, integrated oven, extractor fan and new gas hob.

Items within the annexe may be available by separate negotiation.



PROPERTY FEATURES

- ✧ Three-bedroom bungalow with adjacent annexe
- ✧ South-west-facing sitting room
- ✧ Bright dining kitchen with garden access
- ✧ Three double bedrooms, one with en-suite
- ✧ Family bathroom
- ✧ Large external store
- ✧ East-facing rear garden
- ✧ Gated gravel driveway
- ✧ Gas Central Heating – New boiler
- ✧ Double Glazing
- ✧ Separate annexe with bedroom, en-suite, kitchen and wood burning stove
- ✧ EPC - C
- ✧ Council tax band - E

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.



**Newtoncroft,
Newton Port,
Haddington,
East Lothian, EH41 3LZ**



Approx. Gross Internal Area
1045 Sq Ft - 97.08 Sq M
Out Building
Approx. Gross Internal Area
361 Sq Ft - 33.54 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

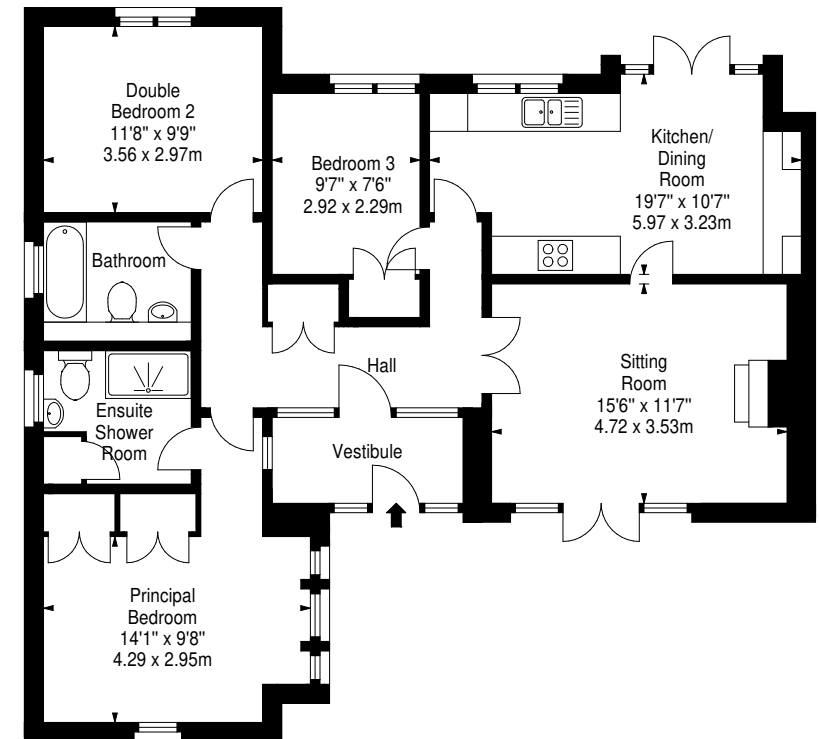
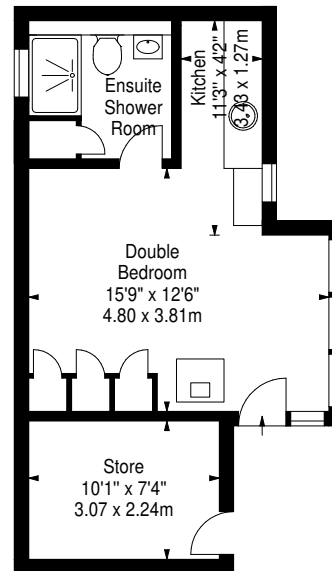
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Let's talk

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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.