



10 Alderston Meadow

HADDINGTON, EH41 3RU

Property
PARIS STEELE

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PROPERTY DESCRIPTION

This well-presented four-bedroom home is approached via a private driveway leading to a double integral garage and bordered by a neatly maintained south-facing lawn. You are welcomed through a bright entrance vestibule into a carpeted hallway. To the left, through French doors, lies the south-facing sitting room overlooking the front garden. Further French doors connect the sitting room to a formal dining room, which seamlessly transitions into the heart of the home, a generously proportioned family room/kitchen/breakfast area. Sliding doors open from the family room onto the rear garden, creating a bright and inviting space perfect for relaxed daily living and entertaining. The well-appointed kitchen features plentiful wall and floor cabinetry, smooth white worktops, and high-quality integrated appliances, including a gas hob, grill, and oven. An adjacent utility room offers additional storage, while a guest WC completes the ground floor layout. On the first floor, the south-facing principal double bedroom serves as a light-filled retreat. This thoughtfully designed and sizeable room features built-in mirrored wardrobes and a modern en-suite

shower room. The three further double bedrooms are all carpeted and well-presented. One is currently utilised as a home office. Each shares access to a family bathroom, equipped with a hidden cistern WC, a washbasin built into vanity, and a bath with a wall-mounted shower. Externally, the enclosed rear garden offers a tranquil outdoor escape with a manicured lawn, established borders, and paved areas. The south-facing lawn to the front is partially nestled behind hedging.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, and integrated kitchen appliances - gas hob, oven, grill, extractor fan, fridge/freezer and dishwasher will be included in the sale. The garden shed and freezer in garage will also be included. Furniture may be available by separate negotiation.





PROPERTY FEATURES

- ❑ Four-bedroom detached villa
- ❑ South-facing sitting room
- ❑ Dining room
- ❑ Spacious family room/kitchen/breakfast room
- ❑ Four bedrooms (one with en-suite)
- ❑ Guest WC and family bathroom
- ❑ Front and rear gardens
- ❑ Driveway and integral double garage
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - D
- ❑ Council tax band - G
- ❑ Tenure - Freehold

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.

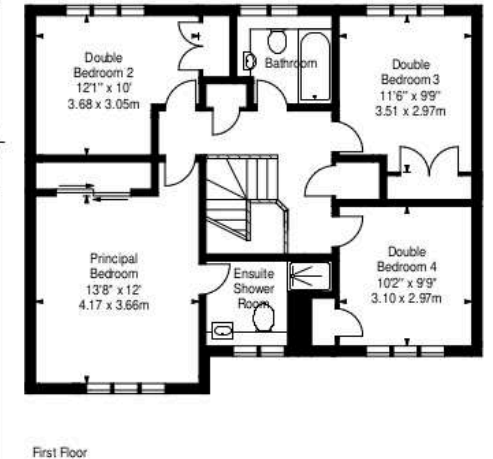
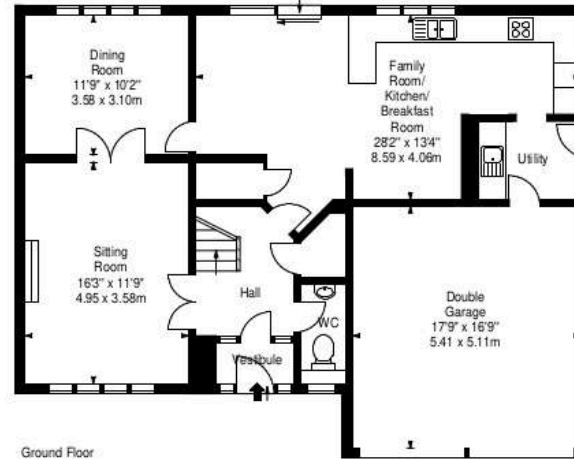
Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



Alderston Meadow,
Haddington,
East Lothian, EH41 3RU



Approx. Gross Internal Area
1989 Sq Ft - 184.78 Sq M
(Including Garage)
For identification only. Not to scale.
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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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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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