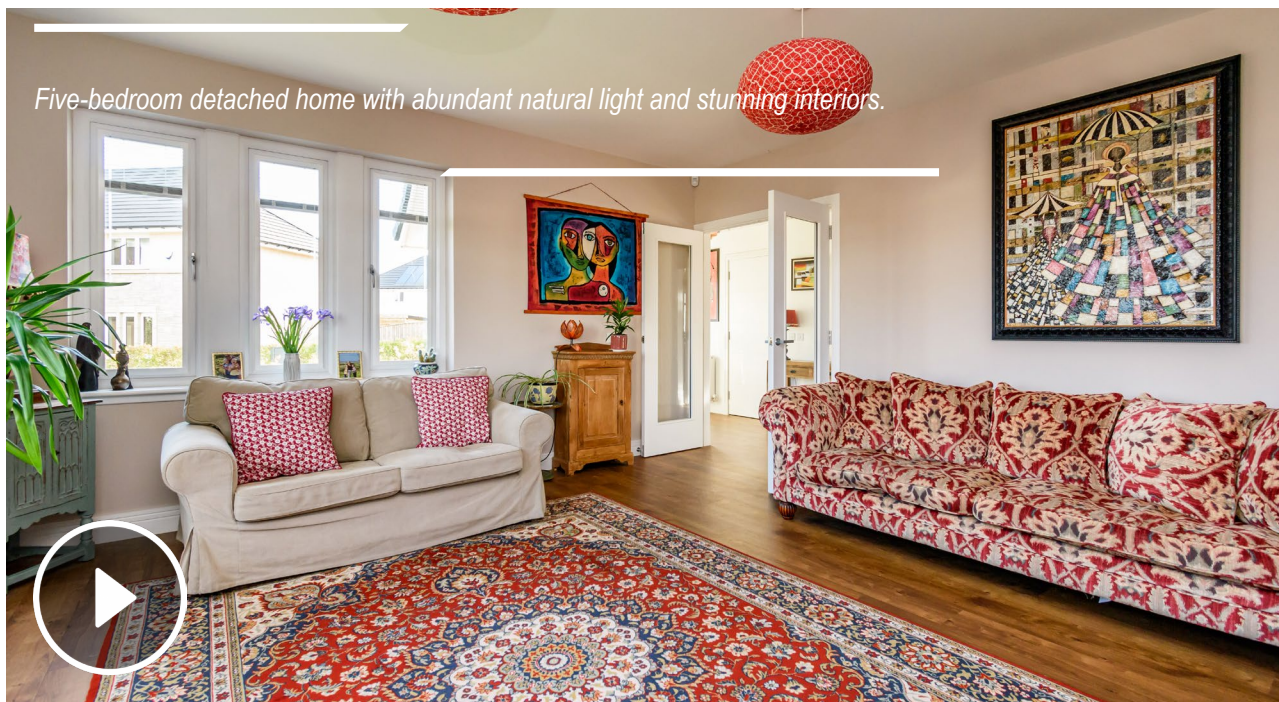




22 Buchanan Avenue,
HADDINGTON, EAST LoTHIAN, EH41 3FQ

Property
PARIS STEELE

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Five-bedroom detached home with abundant natural light and stunning interiors.



PROPERTY DESCRIPTION

Beautifully presented throughout with an abundance of natural light and stunning interiors, this outstanding five-bedroom detached CALA residence in a sought-after Haddington development presents an exceptional opportunity. Occupying a generous corner plot the front door opens into a welcoming entrance vestibule and then a bright hallway adorned with handsome wooden flooring.

To your right and entered through elegant partially glazed French doors lies a generously proportioned sitting room enjoying a triple-aspect. Showcasing the same wooden flooring as the hallway and a calm colour palette it is a warm and inviting space. Directly opposite, the spectacular south-facing dining kitchen and garden room is at the heart of the home. Boasting bi-fold doors to the garden it is a wonderful place in which to dine, relax, and entertain in style. Flooded with natural light the sleek kitchen features under-base-lit graphite wall and floor cabinetry with complementary white marbled Silestone worktops. High-spec integrated appliances include an eye-level double-oven and microwave, dishwasher and full height fridge, whilst an induction hob sits in a focal kitchen island that seats four comfortably. A good-sized utility room, with integrated washing machine and full height freezer, leads to the garden and the double garage. Completing the ground floor is a well-appointed guest WC.

On the first floor are five light and airy bedrooms, each boasting a chic décor and four with built-in wardrobes. Two, including the principal, feature a luxury en-suite shower and bathroom with shower enclosure respectively whilst the others share access to a large contemporary family bathroom equipped with a shower enclosure, bath, washbasin built into wall-hung vanity and a hidden double WC. Ample storage cupboards are provided over both floors.

Externally the expansive enclosed south-facing rear garden with its lush lawn and paving makes for a tranquil outdoor escape whilst off-street parking is provided for by the driveway and integral double garage which is fitted with electronic doors.

FIXTURES & FITTINGS

All fitted floor coverings, perfect fit blinds, curtain poles, light fittings, and integrated appliances will be included in the sale – double oven/microwave, induction hob, fridge, freezer, dishwasher and washing machine.



PROPERTY FEATURES

- ✧ Five-bedroom detached CALA home
- ✧ Triple aspect sitting room
- ✧ South-facing dining kitchen and garden room leading to the rear garden
- ✧ Utility with garage and garden access
- ✧ Five bedrooms (two with en-suites)
- ✧ Family bathroom and guest WC
- ✧ Front and south-facing rear gardens
- ✧ Driveway and integral double garage
- ✧ Double glazing
- ✧ Gas Central Heating
- ✧ EPC - B
- ✧ 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.

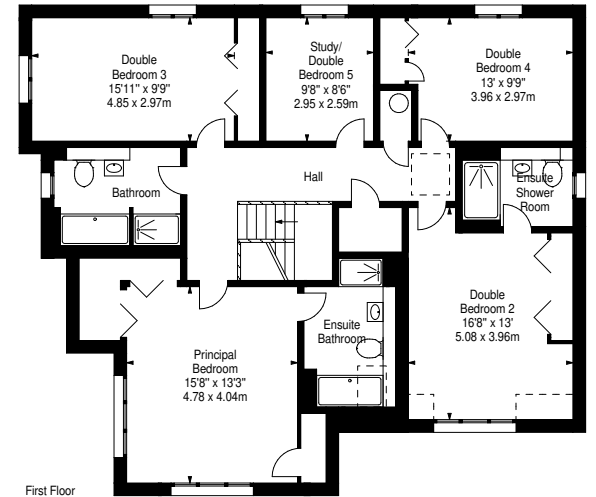
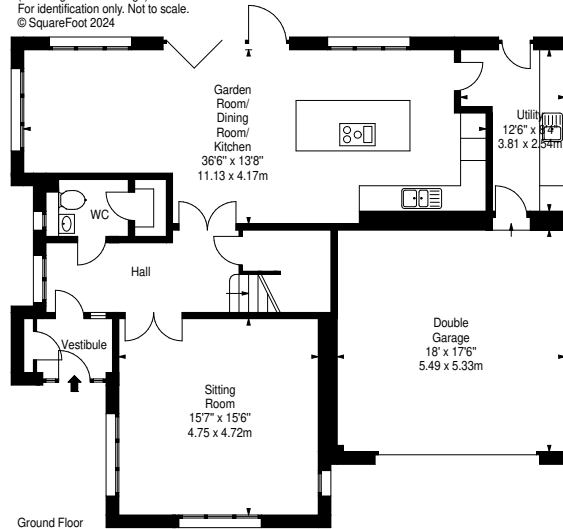
Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



Buchanan Avenue, EH41 3FQ



Approx. Gross Internal Area
2718 Sq Ft - 252.50 Sq M
(Including Double Garage)
For identification only. Not to scale.
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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.

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