



21 Buchanan Avenue

HADDINGTON, EH41 3FQ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Enjoying plentiful natural light, pristine décor, and generous proportions this three-bedroom end-terrace CALA home in Haddington is a must-see. Presented in move-in condition, a light and spacious hallway adorned with wood-inspired flooring ushers you past a guest WC and large under-stairs walk-in storage cupboard into a warm and comfortable sitting room overlooking the front of the property. To the rear, the sleek modern dining kitchen has tri-fold doors that open to the garden making it the ideal place for relaxation and entertaining. U-shaped in design it showcases under-base-lit gloss white wall and floor units alongside complementary grey worktops and high-spec integrated SIEMENS appliances including an eye-level grill, oven, microwave and induction hob. A carpeted staircase guides you to the first floor where three spacious bedrooms await. Each boasting a stylish neutral décor, plush carpeting. The

principal bedroom and bedroom two also benefit from built-in wardrobes. The principal bedroom features an en-suite shower room with large walk-in shower. The spacious and bright family bathroom comprises a bath, walk-in shower, washbasin built into vanity, a hidden cistern WC, chrome towel radiator and floor-to-ceiling storage cupboard. A large storage cupboard in the hall completes the property. The enclosed rear garden showcases a variety of plants and shrub borders, lawn and sandstone paving. There are two allocated parking spaces that are linked to the path from the back garden.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds and integrated appliances will be included in the sale. The kitchen has integrated grill, oven, microwave, induction hob, extractor hood, fridge/freezer, dishwasher and washing machine.





PROPERTY FEATURES

- ❑ Three-bedroom end terrace CALA home
- ❑ Bright and comfortable sitting room
- ❑ Stylish open-plan dining kitchen opening to garden
- ❑ Three double bedrooms (one en-suite)
- ❑ Family bathroom and guest WC
- ❑ Enclosed rear garden
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Two allocated parking spaces
- ❑ EPC - B
- ❑ Council tax band - E
- ❑ 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.

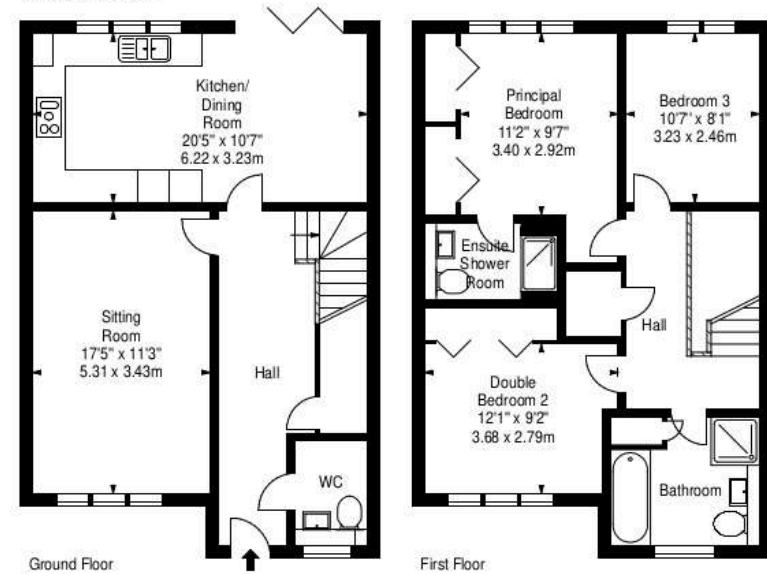
Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



Buchanan Avenue,
Haddington,
East Lothian, EH41 3FQ



Approx. Gross Internal Area
1242 Sq Ft - 115.38 Sq M
For identification only. Not to scale.
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Let's Talk

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PARIS STEELE Property

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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