



10 Ford Road

Haddington, EH41 4AR



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154sqm

EPC

E

AS Anderson
Strathern

10 Ford Road

Haddington, EH41 4AR

Tucked away on a peaceful street in the heart of Haddington, this charming end-terraced house beautifully blends period character with great potential. Dating from around 1780, the property extends to approximately 154 sqm and offers generous, flexible accommodation arranged over two levels.

The ground floor includes a welcoming vestibule and hallway leading to a bright kitchen and dining area, with plenty of space for hosting gatherings. There is also a spacious double bedroom on this level which could equally serve as a home office or snug. Upstairs, a lovely sitting room enjoys plenty of natural light, along with three comfortable bedrooms and a family bathroom.

The home further benefits from gas central heating, double glazing (except for two windows in the hall and landing), an integral double garage, and an adjoining outbuilding offering scope for conversion, subject to consents. To the rear is a private courtyard garden providing a sheltered space.

While some modernisation would now be beneficial, this is a wonderful opportunity to create a stylish home in a highly desirable East Lothian location, close to Haddington's shops, cafés, schools and transport links. Characterful, spacious and full of promise, 10 Ford Road is ready to be transformed into something truly special.

Property features

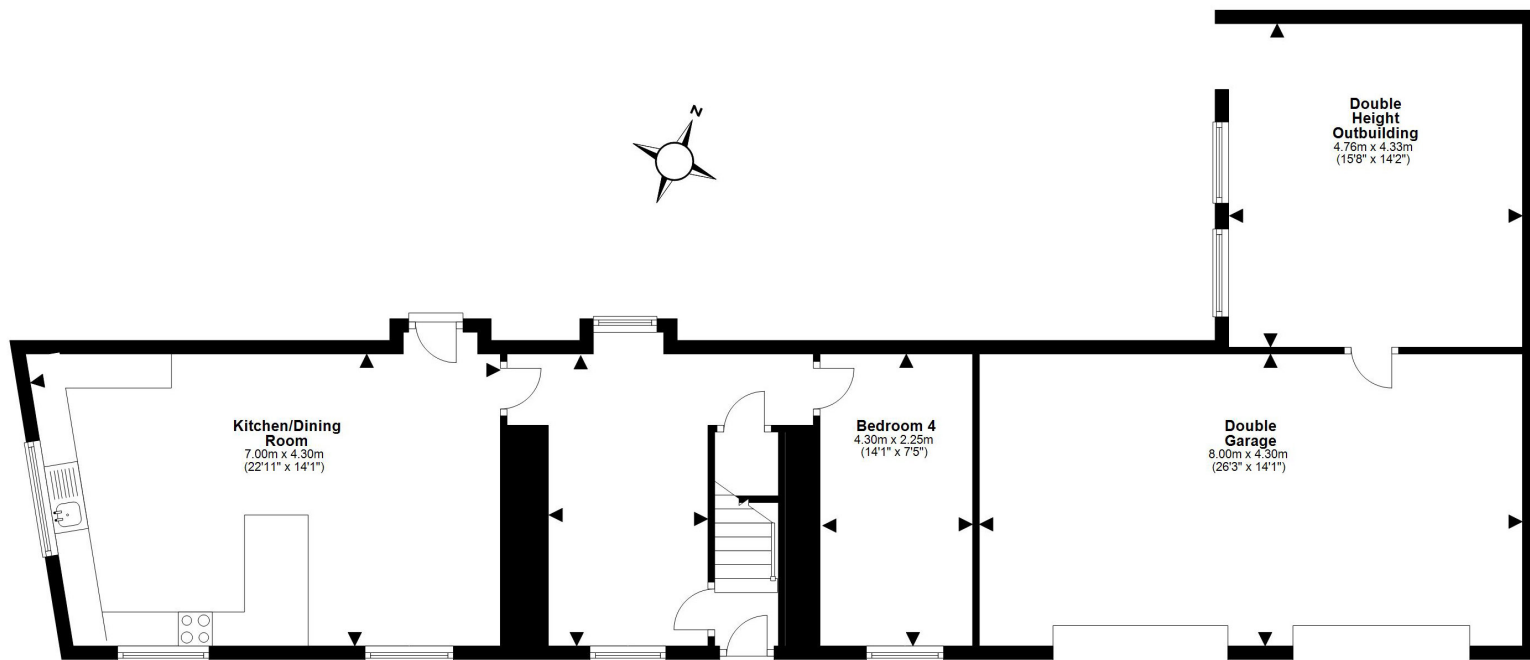
- Double car garage
- Private courtyard
- Requires modernisation
- Great location
- Large outbuilding
- Gas central heating
- Double glazing throughout (except two windows)



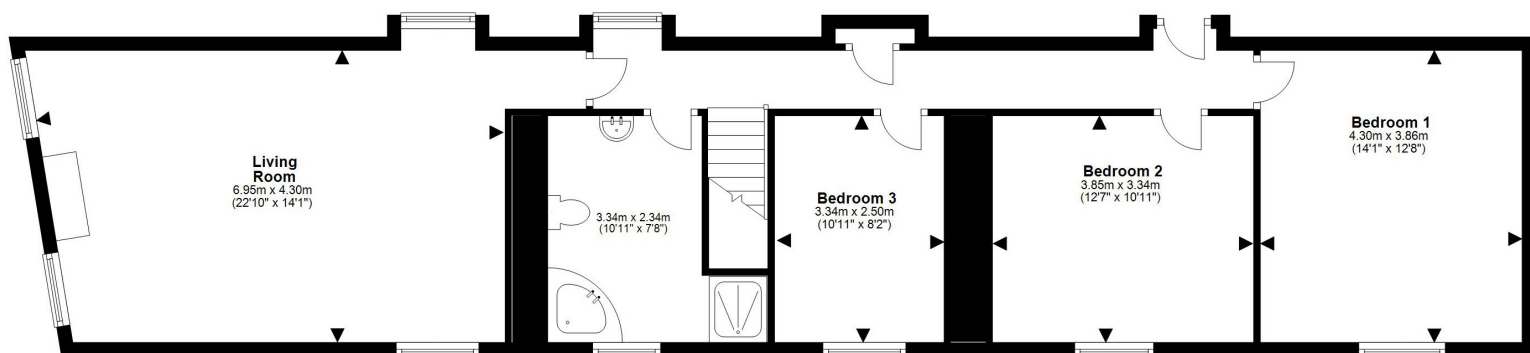


Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

Extras

All carpets, fitted floor coverings, blinds, light fittings and any integrated appliances are included in the sale price. The seller will not warrant the working order of the appliances, systems or services.

Council Tax band F

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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