



# 12 Chalybeate

Haddington, EH41 4NX



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79sqm

**EPC**

D

**AS** Anderson  
Strathern



# 12 Chalybeate

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This immaculate semi-detached house, located within a private residential estate in Haddington, offers a well-balanced layout across two floors and approximately 79m<sup>2</sup> of living space (excluding the conservatory and garage).

The ground floor features a welcoming entrance hall, a cozy lounge, a gorgeous modern kitchen/dining room equipped with electric underfloor heating and integrated ceiling speakers, and a bright conservatory that opens onto a large enclosed rear garden. Upstairs, the first floor comprises a central landing, three comfortable bedrooms, and a stylish bathroom, also benefiting from electric underfloor heating.

The property is fitted with double glazed UPVC windows and warmed by gas-fired central heating. Additional highlights include a single car garage and approved planning permission (Ref: 22/01386/P), offering exciting potential for future development. Conveniently situated close to local amenities, this home combines comfort, modern features, and opportunity in a peaceful and well-connected setting.

## Property features

- Electric underfloor heating
- Desirable location
- Tastefully decorated
- Large enclosed garden
- Single car garage
- Integrated ceiling speakers
- Double glazing
- Gas central heating







## Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. 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. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.



## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council tax band E

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto: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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