



"Letham Acredales"

30 Letham Mains Holdings

Haddington, EH41 4NW



5



2



3



230sqm

EPC

F

AS Anderson
Strathern

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Set within approximately 2.28 acres of private grounds on the outskirts of Haddington, Letham Acredales is a substantial detached bungalow offering flexible family accommodation in a semi-rural setting. Originally built around 1930 and thoughtfully altered over the years, the property extends to around 230 sqm and provides a rare opportunity to secure a home with both space and scope in East Lothian.

The accommodation is arranged entirely on the ground floor, with an entrance hall leading to a bright lounge featuring a wood-burning stove. At the heart of the home is a well-appointed kitchen/dining room with central island and patio doors opening to the garden. A utility room and side vestibule add further practicality. The property provides five bedrooms in total, including a principal suite with shower room and direct garden access, a second ensuite bedroom, three further bedrooms, and a family bathroom.

Externally, the house is complemented by generous gardens, a large garage/workshop, a 1.07-acre paddock, tarmac driveway, and paved patio area. The adjoining land to the rear of the property, extending to around 0.72 acres, provides excellent potential, subject to necessary consents.

The property further benefits from LPG central heating, mains water, drainage, and double glazing.

Located just outside Haddington, the house enjoys the convenience of the town's amenities, including schooling, shops, and leisure facilities, while retaining a private, countryside feel. With easy access to the A1 and rail links at Drem and Longniddry, the location is ideal for commuting to Edinburgh and beyond.

This is a rare chance to acquire a spacious home with land in a desirable part of East Lothian.

Property features

- Spacious kitchen/diner
- Bright lounge with stove
- Generous gardens
- Large garage/workshop
- Driveway parking
- Semi-rural setting
- Approx 2.28ac of land
- LPG central heating
- Double glazing





Location

Set on the edge of Haddington, the property enjoys a peaceful semi-rural setting while remaining close to the town's many amenities. Haddington is a historic market town with a welcoming community feel, offering independent shops, supermarkets, cafés and restaurants, as well as a popular monthly farmers' market. Families are well served by highly regarded local schools at both primary and secondary level, and several of Edinburgh's leading independent schools are within commuting distance. The surrounding countryside provides endless opportunities for walking, cycling and golf, with East Lothian's renowned beaches just a short drive away. For commuters, the A1 ensures swift access to Edinburgh, while nearby rail connections at Drem and Longniddry make travel into the city straightforward. It's an ideal balance of country living and convenience.









The house and land to rear may be sold separately as follows.

Lot 1 - approx 2.28 acres

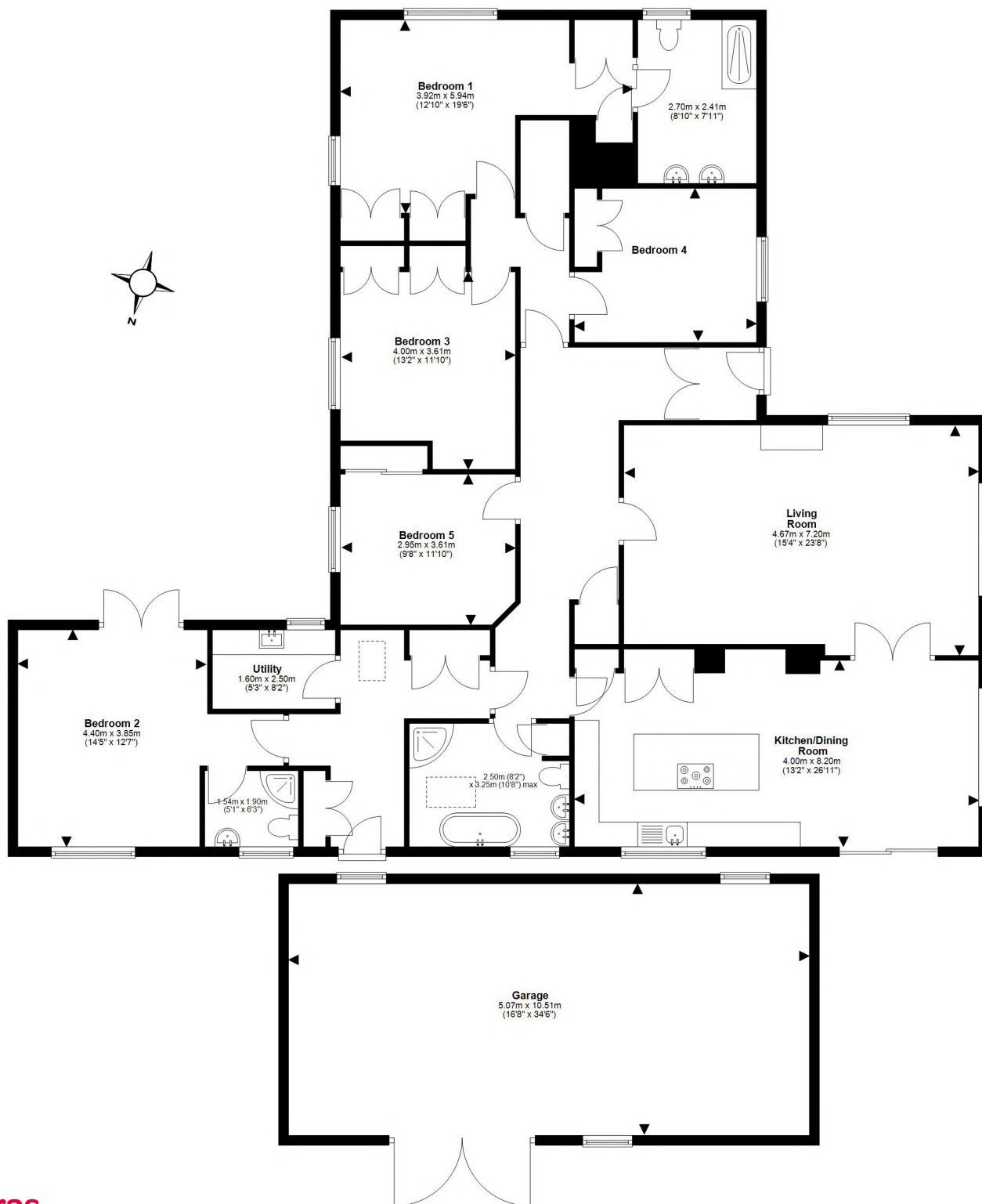
The entire property as described on page 2 of this brochure, including the house and garden (0.49ac), and all land to front and rear (1.79ac).

Lot 2 - approx 1.56 acres

The house together with the grass paddock to front.

Lot 3 - approx 0.72 acres

The land to the rear of the house.



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 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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