



26 Cranston Way

Haddington, EH41 3TJ



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128sqm

EPC

A

AS Anderson
Strathern

26 Cranston Way

Haddington, EH41 3TJ

Built in 2017 and thoughtfully extended, this modern detached home offers generous and well-designed accommodation ideal for family living. Extending to approximately 128 sqm, the property combines contemporary style with excellent energy efficiency, benefitting from solar panels with battery storage, gas central heating and double glazing throughout.

The ground floor features a welcoming entrance hallway, a bright sitting room, and a spacious south-west facing open-plan kitchen, dining and family area with bi-fold doors leading to the rear garden. A skylight floods this space with natural light, creating a bright and airy atmosphere. The ground floor also includes a useful utility room and a WC.

Upstairs, the principal bedroom features an en suite shower room. An additional three double bedrooms provide flexibility for family, guests or home working, while the fifth bedroom is currently used as a dressing room. A modern family bathroom completes the accommodation.

Externally, the property offers a fully enclosed south-west facing rear garden, ideal for outdoor entertaining and play. A driveway and integral garage accessible from the hallway provide convenient parking and additional storage. The property also features a floored attic with Ramsay ladder access, as well as bespoke fitted under-stair storage. Presented in excellent order throughout, 26 Cranston Way is a beautifully maintained home offering space, comfort and practicality for modern family life.

Property features

- Extension to rear
- Driveway with garage
- Utility room
- Solar panels
- Gas central heating
- Double glazing
- Turnkey condition



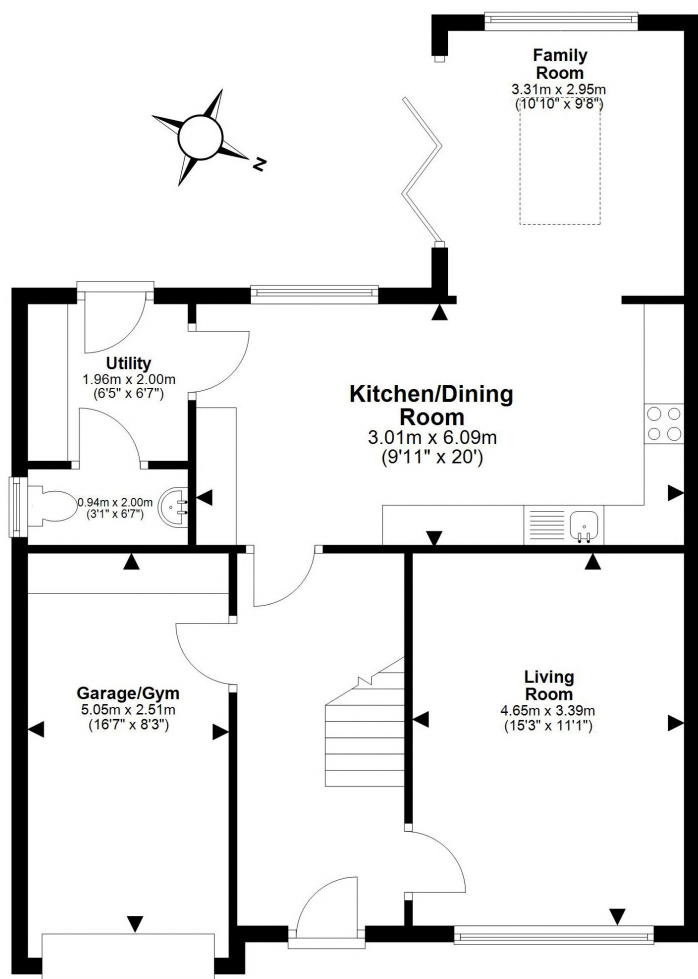


Location

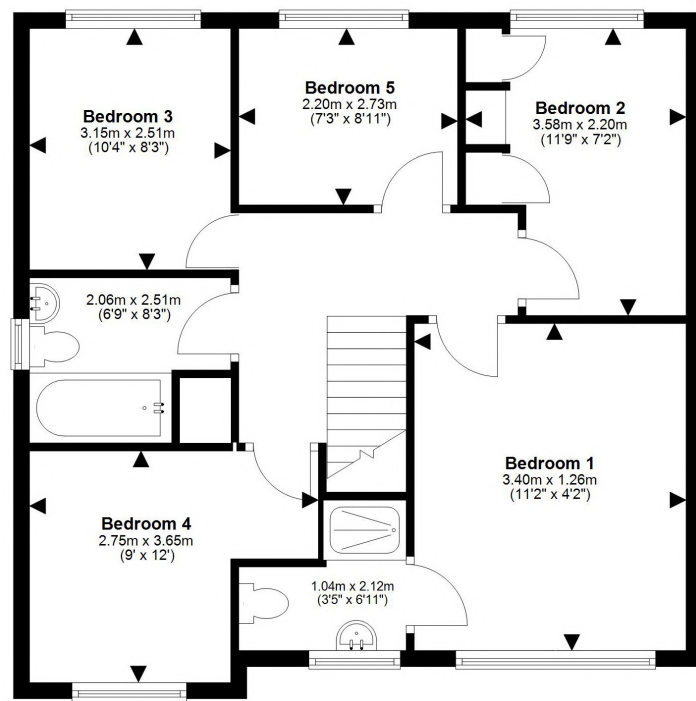
The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The counties beautiful villages, excellent beaches and variety of golf courses are all within easy 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.







Ground Floor



First Floor

Extras

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

Not included are any freestanding appliances and the instant hot water tap in the kitchen, which will be replaced with a standard one to match the other fittings.

Council Tax band F

The development is factored by SG Property Management Factor at an approximate cost of £25 per quarter.

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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