

Tranent

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Offers Over £360,000



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**29 Tandberg Gardens,
Haddington, EH41 3GB**



Beautifully presented four bedroom detached villa with garage, offering the perfect blend of space, style and comfort. This fabulous spacious home is set within a modern development in the sought-after historic town of Haddington, and provides flexible, move-in ready accommodation for the growing family. With a landscaped rear garden, garage and driveway, solar panels, a Hive smart heating system as well as excellent commuter links to Edinburgh, this home ticks all the boxes for the growing family.

Accommodation

Ground Floor

- * Welcoming entrance hall providing access to all principal rooms.
- * Bright and spacious sitting room with elegant décor and French doors leading to the rear garden.
- * Front facing separate dining room ideal for family gatherings.
- * Stylish fitted kitchen featuring an excellent range of contemporary units, quality worktops, and integrated appliances and door leading to the rear garden.
- * Cloakroom/WC conveniently located on the ground floor.

First Floor

- * Generous master bedroom with fitted storage and a stylish en-suite shower room.
- * Three further well-proportioned double bedrooms
- * Family bathroom fitted with a white three-piece suite, overhead shower with shower screen.

Additional Information

- * Gas central heating (Hive smart heating system) and double glazing throughout.
- * Solar panels
- * Garage and double mono-bloc driveway providing ample off-street parking.
- * Fully enclosed rear garden with paved patio, lawn and raised flower beds — perfect for outdoor living.
- * Additional residents' parking nearby

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Approximate Gross Internal Area = 103.29 sq m / 1112 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270160)

Situation

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and offers an excellent range of local shops, sports centre with swimming pool, schooling for all ages, a good choice of pubs & restaurants & numerous golf courses. Haddington offers an excellent quality of life with a wide range of social & cultural activities generated by the lively local community and delightful walks along the banks of the River Tyne. Edinburgh City Centre, the Fort Kinnaird Leisure & Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport & motorway links to the north, south & west are all easily accessible via the A1. Good public transport services to & from Edinburgh City Centre and surrounding towns and villages including the coastline & the A1 expressway to Dunbar also provides easy access to the south.

Fixtures and Fittings

All fixtures and fittings, including integrated appliances, blinds and light fittings are included in the sale.

Services

Mains electricity, gas, water and drainage

EPC

B

Council Tax

East Lothian Council, Council Tax Band F

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Tranent
Call 01875 611211

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Tranent, EH33 1HH
Phone: 01875 611211
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

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|-------------|-----------------------|
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.