



33 Briery Bank
Haddington, East Lothian, EH41 4AB



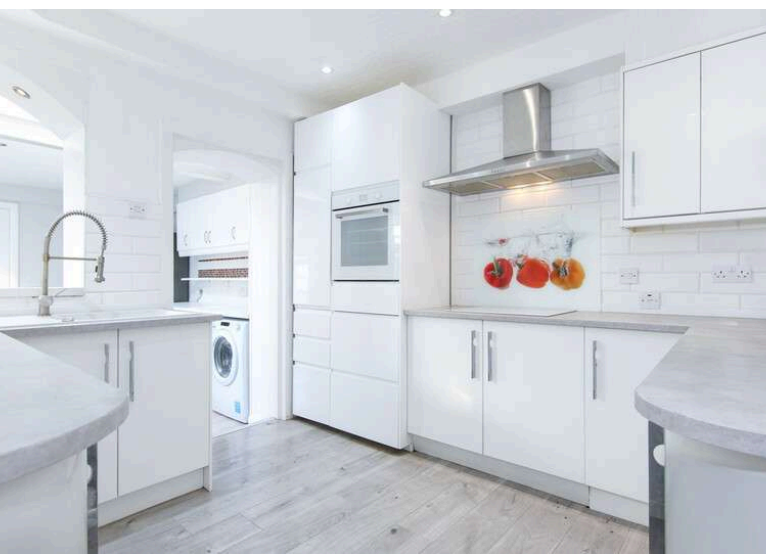


33

Briery Bank

Delightful 3 bedroom semi-detached house with large driveway and lovely private garden

- Bright sitting room
- Kitchen/breakfast/utility room
- Conservatory/dining room
- 3 spacious double bedrooms
- Shower room
- Potential for creating an en-suite
- Peaceful location close to amenities
- Lovely private garden with 2 outhouses
- Large driveway to the front
- Gas central heating & double glazing



Fixed Price: £250,000

EPC Rating: D

Council Tax: C

Tenure: Freehold

Located in a peaceful residential street on the outskirts of Haddington, this superb semi-detached house benefits from a large driveway and delightful private enclosed garden. The location feels almost rural whilst being within easy reach of the variety of amenities within the town. The garden has a lovely decked area and two outhouses (one with light, heating and electricity) providing further space for work, relaxation or storage. The addition of the hot tub that is included in the sale price makes the garden a superb area for a family and entertaining outdoors.

The interior is bright and well proportioned throughout and offers superb living and bedroom accommodation over two levels. The upper level is a large double bedroom with walk-in eaves storage cupboard which has the potential to be converted into an en-suite (subject to consents).

Extras

All fitted carpets, curtains, curtain poles, blinds, light fittings, induction hob, oven, extractor hood, fridge/freezer, dishwasher, washing machine and tumble dryer are included in the sale price. The hot tub, greenhouse and shed in the garden are also included in the sale price.

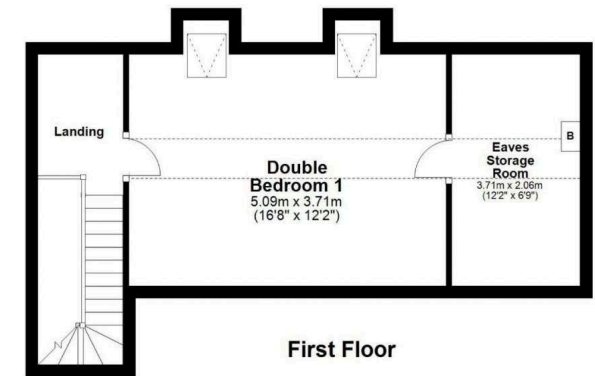
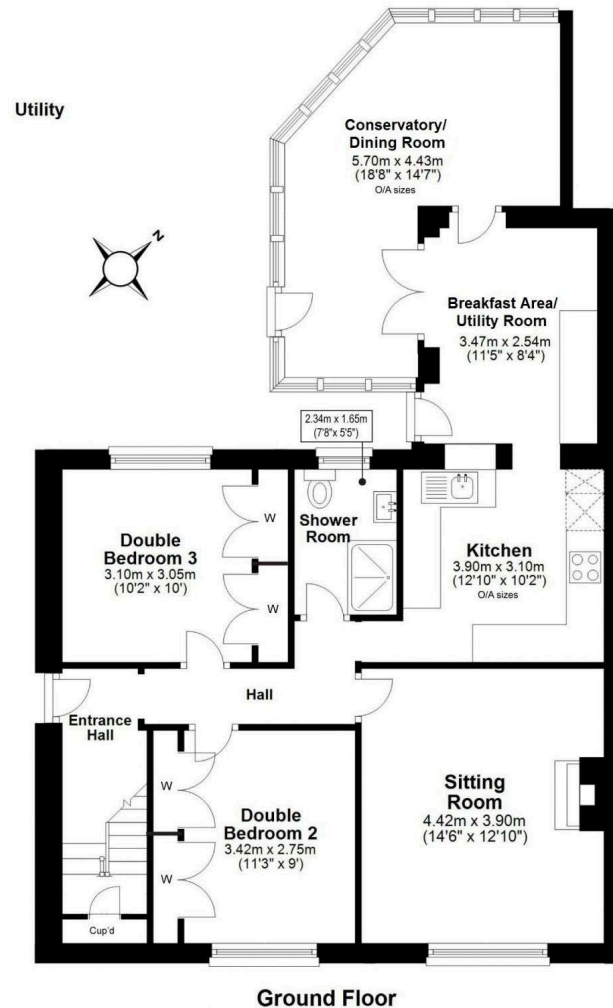






Location

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 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 Station,s 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.



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