



Alderston Lodge
Haddington
EH41 3SF

Alderston Lodge Haddington

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Alderston Lodge (also known as Gate Lodge) is a delightful three-bedroom, detached bungalow located in Haddington, built in the 1930s.

Albeit now requiring a degree of redecoration, this spacious (89sqm) property offers excellent potential for growing families, thanks to its flexible layout, extensive wraparound gardens and bright, airy interior. There is also an opportunity to convert the loft, subject to necessary consent.

Inside, the home features a generous living room, three well-proportioned bedrooms, a practical kitchen with access to the south-facing rear garden and a modern bathroom with walk-in shower, all arranged around a central hallway. Large windows throughout ensure the interior is filled with natural light, while the layout offers a comfortable flow that's easy to live in and enjoy.

Further benefits include a driveway, detached garage, a generous plot, double glazing, and gas central heating.

Property Features

Extensive gardens

Driveway

Garage

Modern shower room

Modern kitchen

Double glazing

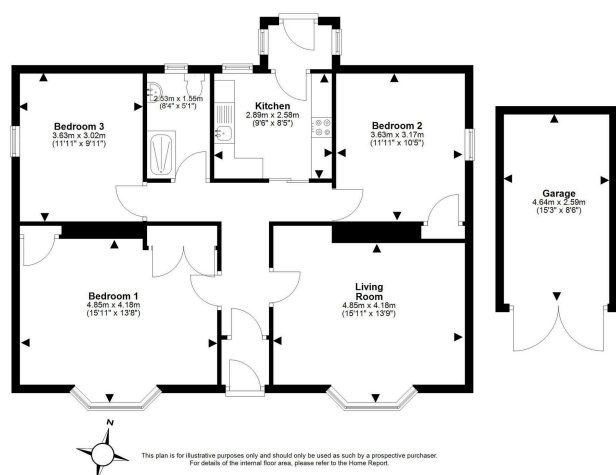
Gas central heating







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.



Extras

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

Coordinates: 55°57'31.4"N 2°48'01.7"W

AS Anderson Strathern

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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.

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