

32 Seggarsdean Park

HADDINGTON, EAST LoTHIAN, EH41 4NB



*THREE BEDROOM MID TERRACE
IN HADDINGTON*



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Nestled within the serene confines of Seggarsdean Park in Haddington lies a gem of a property. A meticulously maintained mid-terrace property that makes the perfect family home.

As you step through inside, you are greeted by a welcoming hall that sets the tone for what lies beyond. To your left, the spacious living room awaits, illuminated by floor-to-ceiling windows that infuse the space with natural light, creating an ambiance of warmth and comfort. Recently adorned with a stylish multi-fuel stove from the esteemed Tom Brock Stove Company, the room exudes a cosy charm, perfect for relaxing evenings with loved ones.



Continuing through the hall, you'll discover the heart of the home: the kitchen/diner area. Boasting ample storage and generous countertop space, made from Rocca quartzite, the kitchen is a haven for culinary enthusiasts. Equipped with modern conveniences including an electric hob and built-in oven, it is the epitome of both style and functionality. Adjacent to the kitchen, a utility room and a convenient WC. further enhance the practicality of the space, catering to the demands of everyday living with ease. The heating system is run off a Baxi combi boiler.





Ascending the staircase, you'll find three well-appointed double bedrooms, each exuding a sense of tranquility and comfort. Whether utilized as sleeping quarters, a home office, or a creative sanctuary, these versatile spaces offer endless possibilities to tailor to your family's needs.

Completing the upper level is a modern three-piece bathroom suite, providing a haven for relaxation and rejuvenation after a long day.





Bedroom 2

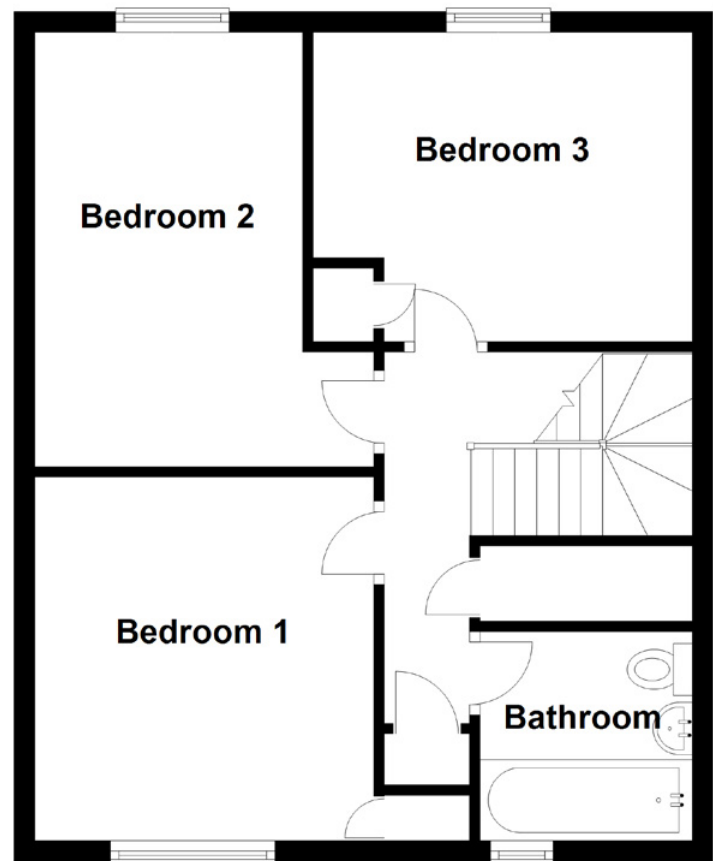
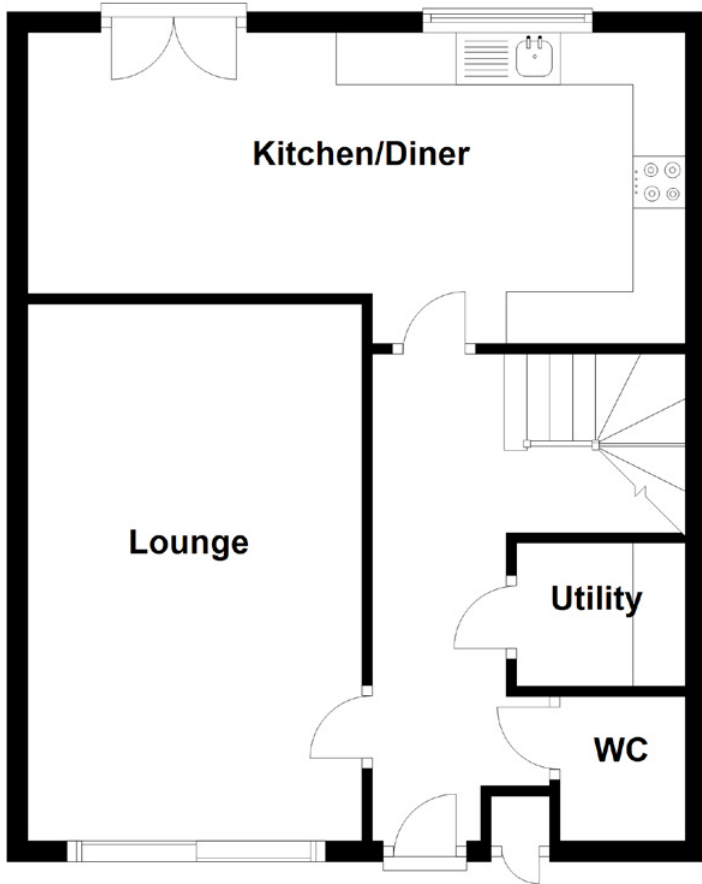




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.32m (20'9") x 2.51m (8'3")
Lounge	5.16m (16'11") x 3.21m (10'6")
Utility	1.62m (5'4") x 1.37m (4'6")
WC	1.39m (4'7") x 1.20m (3'11")
Bedroom 1	3.49m (11'5") x 3.26m (10'8")
Bedroom 2	4.17m (13'8") x 3.26m (10'8")

Bedroom 3	3.64m (11'11") x 2.97m (9'9")
Bathroom	2.04m (6'8") x 2.01m (6'7")

Gross internal floor area (m²): 99m²

EPC Rating: C



Beyond the confines of the interior lies a professionally landscaped grounds envelop the property, offering a private sanctuary for outdoor enjoyment, with composite decking and Italian porcelain paving. At the front, a secluded area beckons for moments of solitude or social gatherings, while a spacious Marshalls drive provides ample parking for two cars, ensuring both convenience and practicality for the modern family.

In summary, this exceptional property in Seggarsdean Park epitomizes the epitome of contemporary family living, seamlessly blending style, comfort, and functionality to create a truly harmonious abode that you'll be proud to call home.

The Garden



The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and situated in the heart of East Lothian's attractive countryside.

The town itself offers an excellent range of local shops, sports centre with swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th century St Mary's Parish Church.

Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh City Centre and surrounding towns and villages including the coastline.



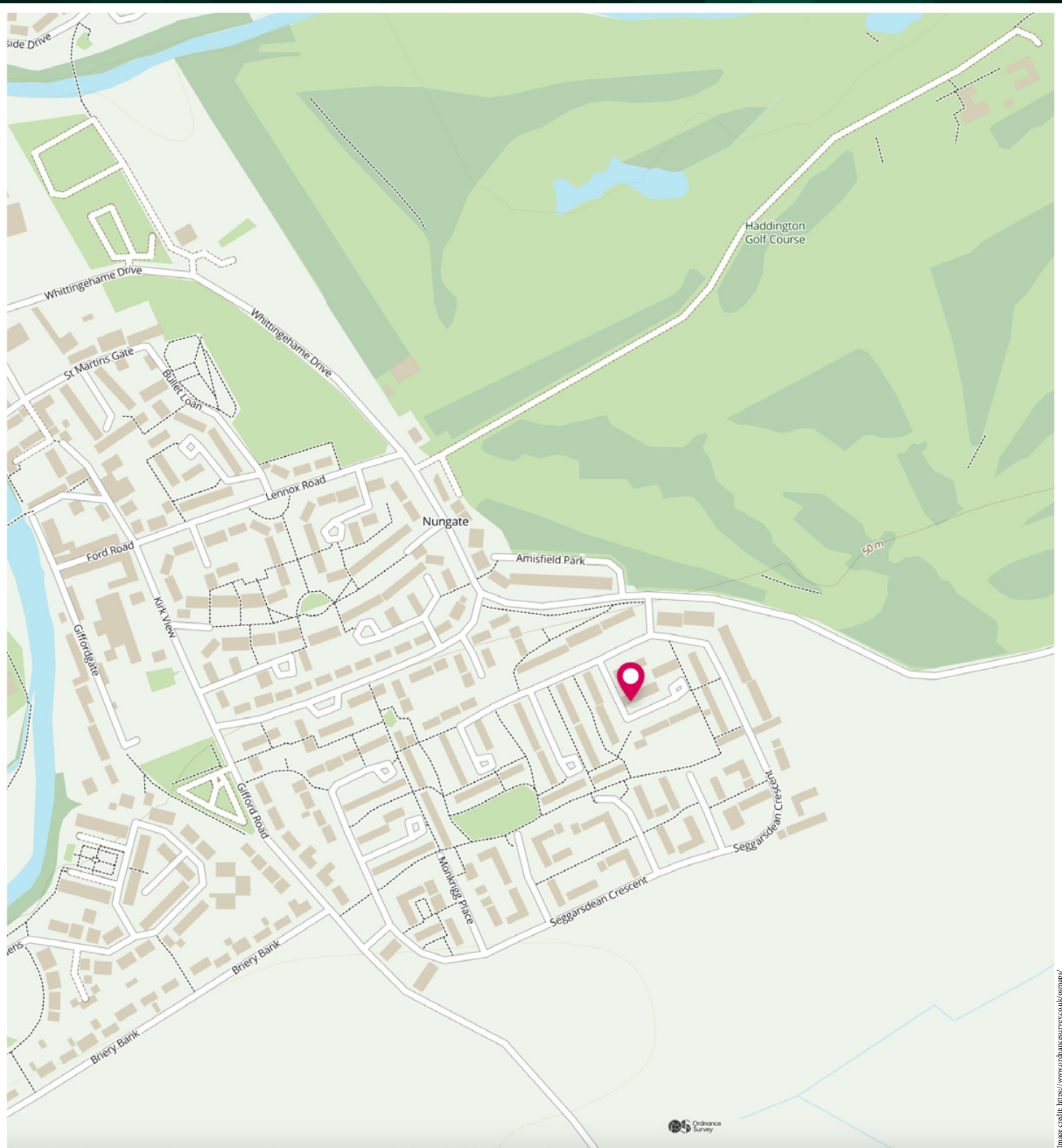


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