

19 Tandberg Gardens

HADDINGTON, EAST LoTHIAN, EH41 3GB



*TWO-BEDROOM HOUSE WHICH OCCUPIES A
PRIME POSITION IN A SOUGHT-AFTER MODERN
DEVELOPMENT IN HADDINGTON*



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McEwan Fraser Legal is delighted to present this two-bedroom house which occupies a prime position in a sought-after modern development in Haddington. A very recent build, the property is presented to the market in 'as new' condition and would be an ideal first-time buy. A new owner will have the benefit of the remaining NHBC structural warranty. The property also has parking and an EV charge point immediately outside.



The ground floor accommodation is focused on the bright and well-proportioned living room, which boasts contemporary décor and plenty of space for the new owner to create their ideal entertaining space. The contemporary kitchen is to the front of the property and includes a full range of base and wall-mounted units that provide plenty of prep and storage space. The kitchen has a range of integrated appliances.







The ground floor accommodation also includes a WC.



Climbing the stairs, the rear-facing master bedroom is particularly generous with ample floor space for a full range of free-standing furniture. The second bedroom is a further well-proportioned double bedroom that has plenty of space for a full suite of bedroom furniture. The bathroom is partially tiled and includes a three-piece white suite with a shower over the bath.

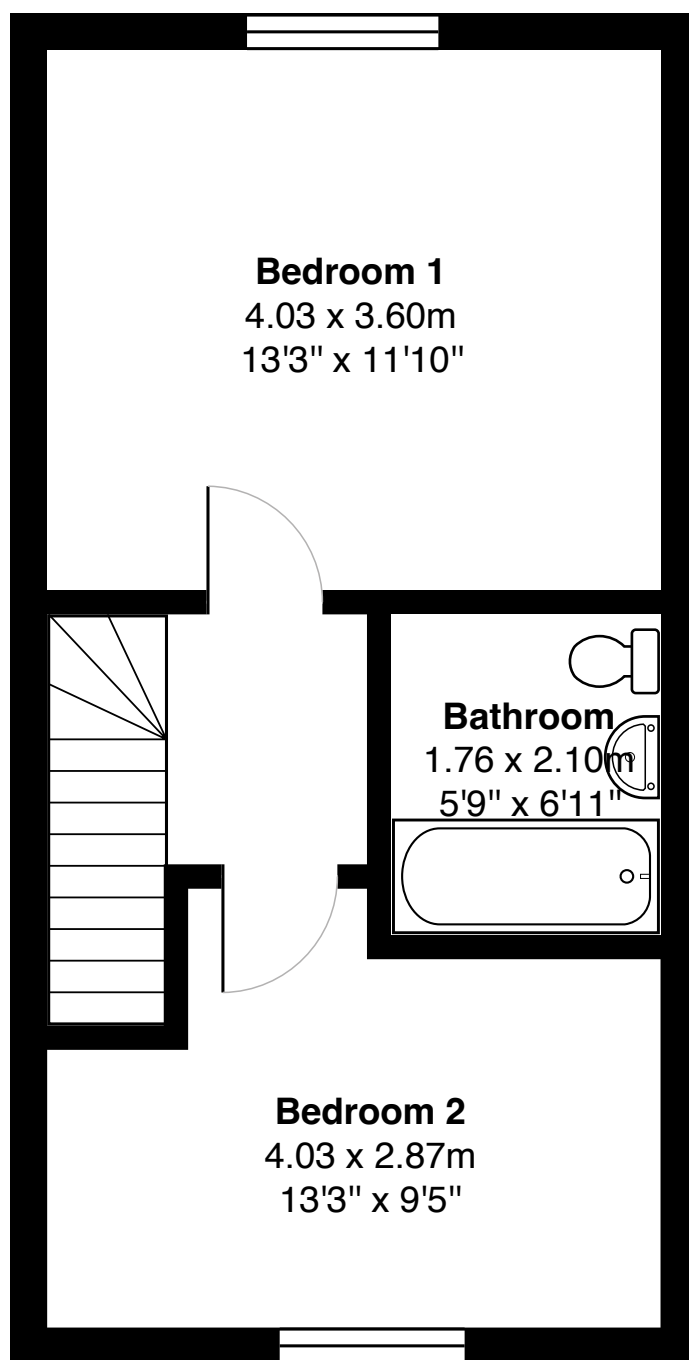
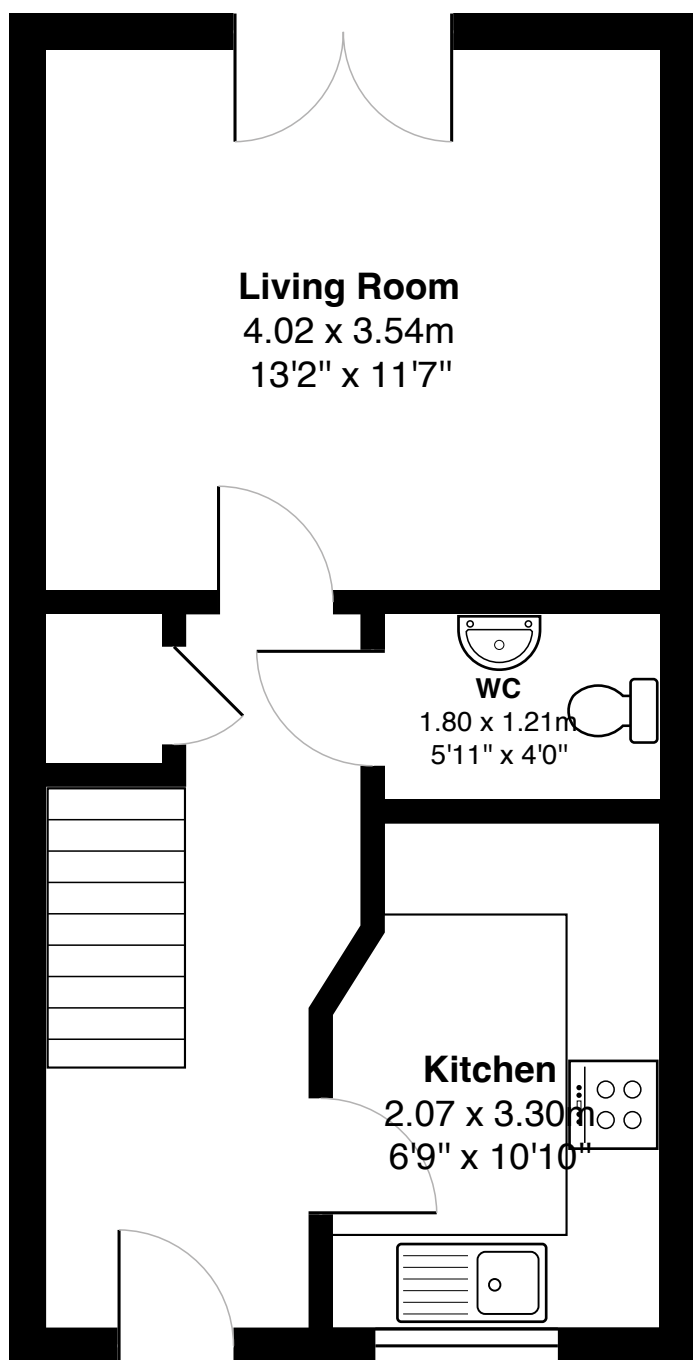




Bedroom 2







Gross internal floor area (m²): 66m²

EPC Rating: B



Further benefits include a private back garden, solar panels, double glazing, and modern gas central heating, which creates a warm and cost-effective home year-round. This is an ideal starter home in a good area and viewing is highly recommended.





The historic market town of Haddington lies on the River Tyne approximately eighteen miles east of Edinburgh and is situated in the heart of East Lothian's attractive countryside. The town itself offers an excellent range of local shops, a sports centre with a swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. 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 readily available via the A1. There are excellent public transport services to and from Edinburgh city centre and surrounding towns and villages, including the coastline.

There is good local schooling at primary and secondary levels, and private education is available at the Compass School as well as at Loretto in Musselburgh, in East Lothian, and some other prestigious private schools in Edinburgh itself, including Fettes College. Within a five-minute walk, the property has access to all of the town's amenities, including the excellent primary and secondary schools, shops, tennis courts, and a sports centre which has a swimming pool.

The Location

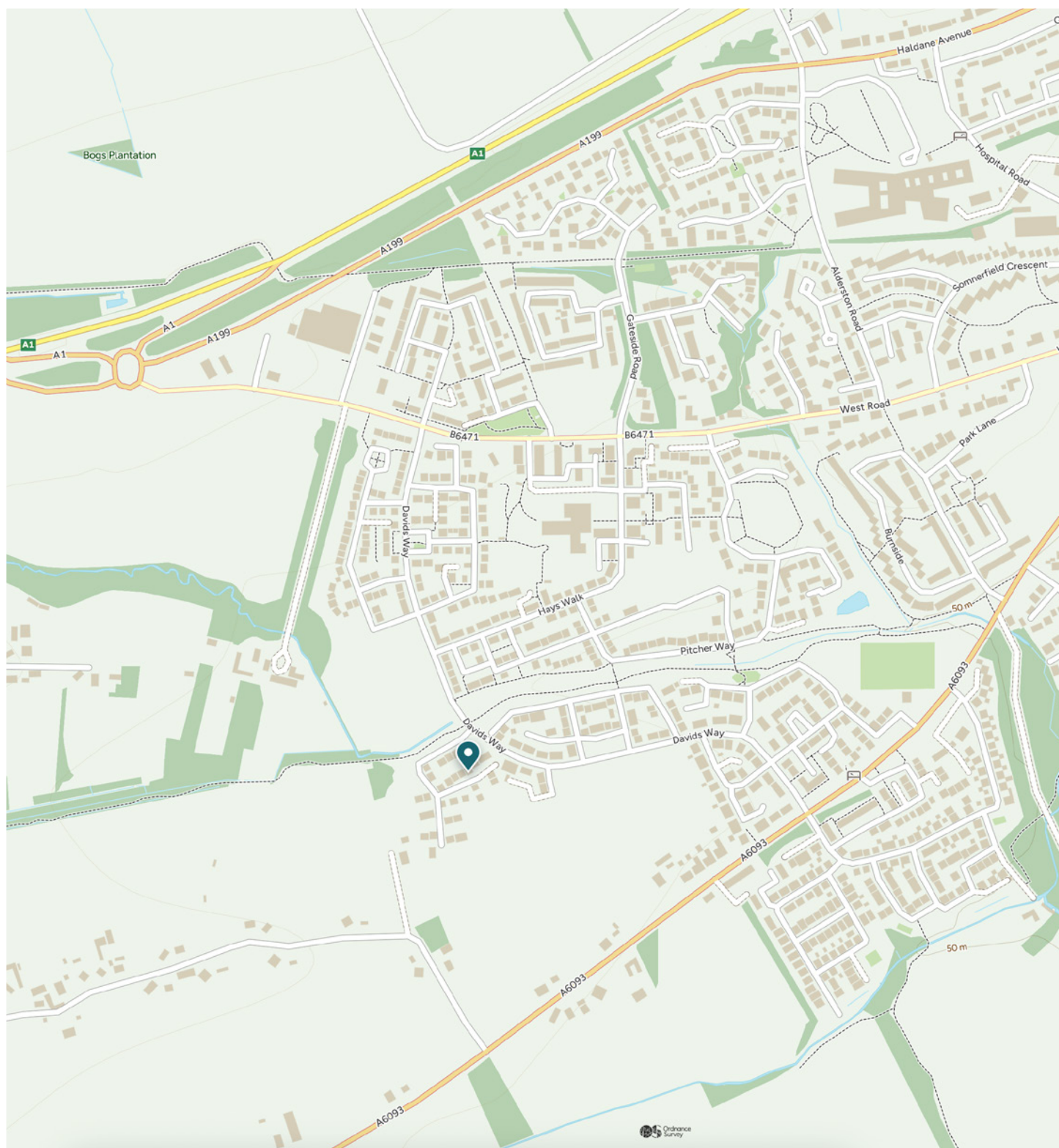


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THE SUNDAY TIMES
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