



14 Somnerfield Grove

HADDINGTON | EAST LoTHIAN | EH41 3RR



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BEITH
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14 Somnerfield Grove is a spacious, detached family home benefitting from a quiet location, front and back gardens, driveway parking and single garage. The décor is dated and the property presents a great opportunity to create a wonderful family home.

Welcoming hall with storage cupboard; bright twin-aspect living room with mantel-piece and flame effect electric fire; fitted kitchen with a range of wall mounted and floor standing units; double bedroom 1 with storage cupboard; double bedroom 2 with storage cupboard; bedroom 3 / office; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath; guest WC.

Gardens front and back, laid to lawn with mature borders.

Single garage with up-and-over door, with driveway parking. Further unrestricted parking on the surrounding streets.

Double Glazing, gas central heating.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All white goods are included in the sale and, as per Standard Clauses Edition 6, no warranties are given.

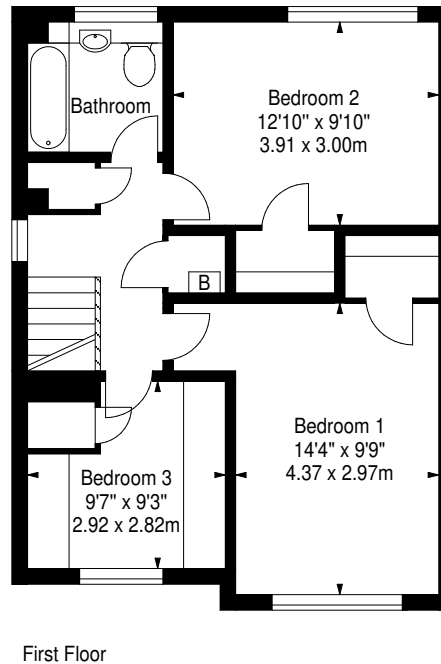
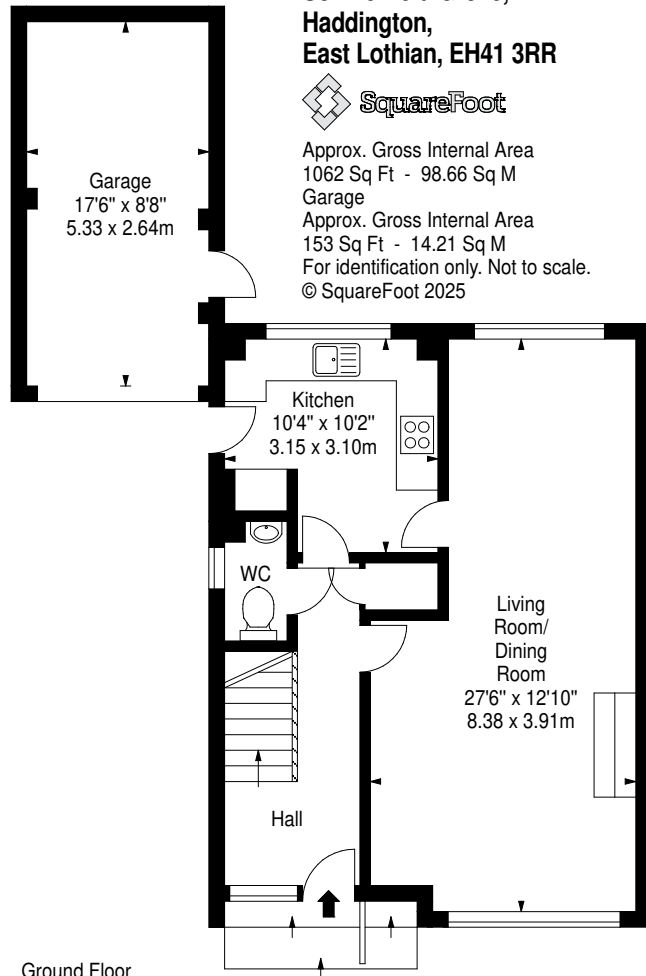




**Sommerfield Grove,
Haddington,
East Lothian, EH41 3RR**



Approx. Gross Internal Area
1062 Sq Ft - 98.66 Sq M
Garage
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
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Location

The Royal Burgh of Haddington resides approximately 18 miles east of Edinburgh within the picturesque East Lothian countryside. This much sought-after historic market town retains a thriving high street offering a variety of excellent shopping options including cafes, bakeries, convenience stores and a Tesco supermarket. A monthly Farmers Market has proved to be a great success, offering locals and visitors the opportunity to purchase local produce and enjoy the friendly atmosphere. A retail park on the western edge of town offers an Aldi, Costa Coffee, Home Bargain Store and further retail units.

Well-regarded schooling includes Haddington Primary School and Knox Academy. A range of private schooling is also available, including The Compass School in Haddington, Loretto in Musselburgh and Belhaven Hill in Dunbar.

Situated on the banks of the River Tyne, the area offers numerous outdoor recreational pursuits including pleasant country walks and cycle routes. The John Gray Centre on the high street hosts Haddington's library together with a free museum, a local history centre and hosts regular events throughout the year. The Aubigny Sport Centre is home to a couple of swimming pools, a gym and a range of regular fitness classes. A wide range of golf courses are within a short drive, as well as a range of beaches along East Lothian's picturesque coastline.

Drem train station is approximately a ten-minute drive and offers a regular service between Edinburgh and North Berwick. The A1 and City Bypass provides easy access to Edinburgh and the road network of central Scotland.



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1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.