



15 Stanton Marches
HADDINGTON | EH41 3FB


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Nestled within a sought-after development in the charming town of Haddington, this modern four-bedroom detached house exudes contemporary elegance and practicality.

The kitchen/dining room greets you with an inviting ambiance. Adorned with sleek, neutral units, this space is flooded with natural light, creating an airy atmosphere perfect for both culinary adventures and relaxed gatherings. Direct access to the garden ensures seamless indoor-outdoor living, ideal for al fresco dining or simply enjoying the fresh air.

Adjacent to the kitchen, the sitting room beckons with its generous proportions and a focal point fireplace that adds warmth and character to the space. Whether you're unwinding after a long day or hosting guests, this room offers comfort and style in equal measure.

Convenience reigns supreme on the lower level, where a utility room with external access and a practical WC provide everyday ease of living.

Ascending to the upper level, you'll discover three double bedrooms, each adorned with integrated wardrobes to maximise storage space. A versatile fourth bedroom offers flexibility to suit your lifestyle needs, whether it be a guest room, home office, or personal gym.

The master bedroom and second bedroom are distinguished by modern en-suite shower rooms, offering a touch of luxury and privacy. Meanwhile, a family bathroom caters to the remaining bedrooms, featuring both a shower and a bath for ultimate convenience.



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Outside, the well-maintained garden beckons with its lush greenery and tranquil ambiance. A highlight of the rear garden is the attractive decking, providing the perfect spot for outdoor relaxation and entertainment.

Completing this desirable property is a driveway and separate garage, ensuring ample parking space and storage solutions.

In summary, this modern detached house offers not just a place to live, but a lifestyle of comfort, convenience, and contemporary elegance in the heart of Haddington's popular community. In brief the property comprises -

- Welcoming hall with storage.
- Beautifully decorated kitchen/dining space with neutral units.
- Stylish living room with eye catching fireplace.
- Useful utility space with external access.
- Handy WC on the lower level.
- Three double bedrooms and a versatile fourth bedroom that would be

perfect as a guest room, study or office.

- Master bedroom and second bedroom both boasting modern en-suite shower rooms.
- Tiled bathroom with both shower and bath.
- Front and back gardens with the rear garden boasting attractive decking.
- Driveway and detached garage.
- Gas central heating and double glazing.

All integrated appliances, washer, drier, blinds and light fittings will be included in the sale. EPC Rating C.



The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green, in addition to a variety of clubs and organisations to cater for adults and children alike. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry.



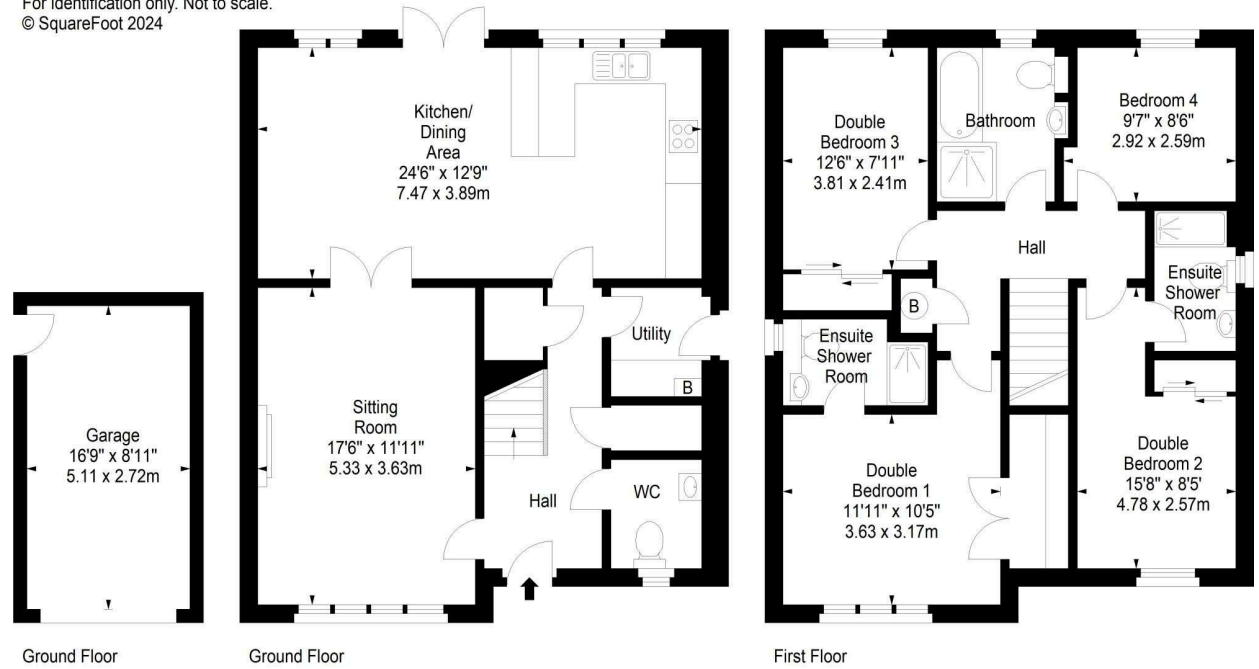
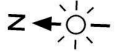




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Approx. Gross Internal Area
 1475 Sq Ft - 137.03 Sq M
 Garage
 Approx. Gross Internal Area
 151 Sq Ft - 14.03 Sq M
 For identification only. Not to scale.
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Ground Floor

Ground Floor

First Floor