



13 Stanton Marches
HADDINGTON | EAST LOTHIAN | EH41 3FB


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Set on a quiet corner plot on a modern development in the popular East Lothian coastal town of Haddington is this immaculately presented five bedroom detached house with private front driveway, double garage and private front and rear gardens.

The property, offered to the market in move in condition would make an ideal family home in a highly sought-after location.

The accommodation is set over two floors the ground floor comprises welcoming entrance hallway, bright and spacious kitchen/dining with patio doors out to the rear garden, the fully fitted kitchen currently has a double oven, 5 gas ring hob, dishwasher, fridge/freezer and dining area. There is also a utility room with boiler cupboard, air-source heat pump, washer and dryer. Downstairs there is also a further reception room, which could be used as a snug/dining room and a further downstairs wc. Completing the ground floor is the bright and spacious living room with electric fire and patio doors that let in an abundance of natural light. Upstairs there are five well proportioned bedrooms with built in wardrobes, the second bedroom with an ensuite shower room with double waterfall shower and the master bedroom boasting a Juliet balcony, walk in wardrobe and a stylish ensuite with double waterfall shower and a heated towel rail. Completing the accommodation is the family bathroom with separate bath and shower and heated towel rail. Externally the fully enclosed rear garden has a patio, lawn and there is a further front driveway, garden, double garage and built in EV charger. The property also benefits from gas central heating, double glazing and an attic.

Extras included in the sale are the shutters, light fittings and integrated appliances. Please note the wall-mounted TV bracket will not be included in the sale. EPC rating B.

A factoring fee of approximately £230 per annum (due quarterly) is payable to Speirs and Gumley for the upkeep of the communal areas.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Quiet corner plot location in the sought after Haddington in East Lothian
- 5 Bedroom Detached house
- 3 Bathrooms
- Welcoming hallway
- Bright and spacious living room
- Contemporary kitchen dining room with patio doors to the garden
- Built in EV Charger
- Front and Rear garden
- Front driveway and Double garage



The popular East Lothian market town of Haddington lies approximately 17 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.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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