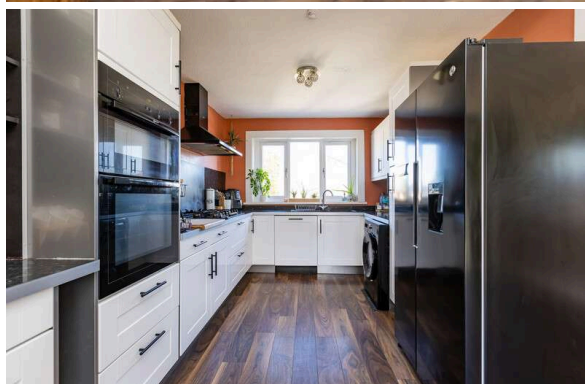




56 Seggarsdean Park
HADDINGTON | EH41 4NB


warners
solicitors & estate agents



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Warners are delighted to present this immaculate four-bedroom, mid-terrace family home, located in a highly sought-after residential area in the popular town of Haddington. Nestled in a quiet, mature development, this property boasts an enclosed rear garden, providing a high level of privacy and security. The home is in exceptional decorative condition, offering bright and spacious living areas perfect for a young or growing family.

The ground floor features an entrance hallway with a stylish, fully-equipped shower room, a bright and generously-sized lounge with French doors leading to the garden, and a sleek kitchen/diner with integrated appliances, a breakfast bar, and another set of French doors opening to the rear garden. Stairs lead to the first floor, where you'll find four well-proportioned double bedrooms and a newly-renovated, modern family bathroom.

The front of the property includes a double driveway and a lawn, while the rear garden offers a lawn, as well as slabbed and gravel areas ideal for outdoor furniture. The property also benefits from a single garage, completing this charming family home.

- Immaculate condition throughout.
- Prime location in sought-after Haddington.
- Spacious lounge and kitchen/diner with garden access.
- Modern kitchen and newly renovated bathroom.
- Private enclosed rear garden.
- Double driveway and single garage.

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



The popular East Lothian market town of Haddington, lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of shopping and banking facilities, mainly small specialist shops serving the local community. Leisure pursuits on offer include a number of restaurants and bars, a golf course, swimming pool and tennis courts, in addition to a variety of clubs and organizations to cater for adults and children alike. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre 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 Dunbar or Longniddry.

EPC D, Council tax D. There are no factors associated with this property.

Extras included in this sale are, blinds in the office/bedroom, and light fittings. Fridge/Freezer, dining table and chairs can be available with separate negotiation.

