



12 Wellside  
HADDINGTON | EAST LoTHIAN | EH41 4RP

  
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Nestled in the sought-after East Lothian town of Haddington, this contemporary three-bedroom semi-detached home offers an exceptional blend of style and comfort, perfect for modern living. The property opens into a generously proportioned living room, bathed in natural light from a large front-facing window. From here, the space flows seamlessly into the separate kitchen and dining room, a standout feature with its sleek black units that exude contemporary elegance. The kitchen offers direct access to the rear garden, providing the ideal setting for both everyday convenience and outdoor entertaining.

Upstairs, the home accommodates three well-appointed bedrooms. Two are spacious doubles, each providing a peaceful retreat, while the third offers versatility as a guest room, nursery, or home office. The family bathroom is a further highlight, featuring a shower over bath and attractive tiling.

Externally, the property boasts a multi-car driveway to the front, ensuring ample parking. To the rear, the garden offers a private oasis with two separate decked areas, perfect for alfresco dining, relaxing, or social gatherings. With its desirable location and thoughtfully designed spaces, this home is an inviting haven in one of East Lothian's most popular towns. In brief the property comprises:

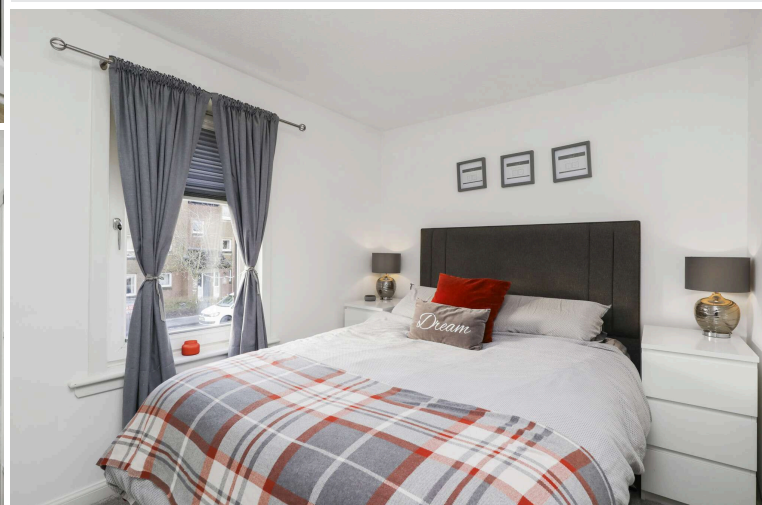
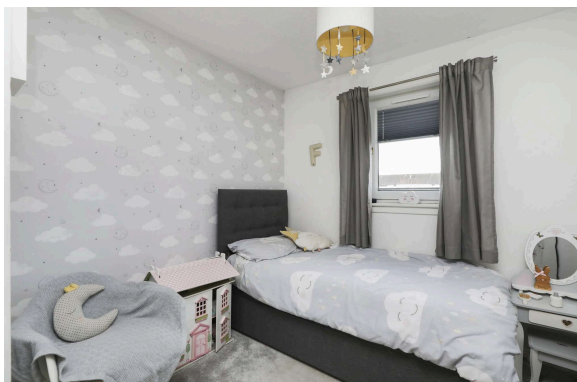
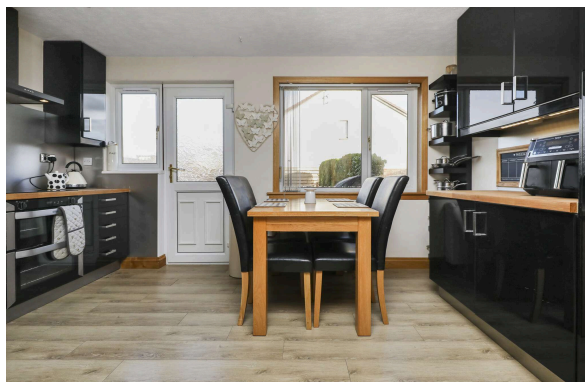
- A welcoming entry vestibule.
- Bright and spacious living room.
- Modern kitchen/dining room with sleek black units.
- Three bedrooms on the upper level, two double bedrooms and a versatile third bedroom.
- Family bathroom with shower over bath and attractive tiling.
- Double glazing and electric heating.
- Large rear garden with decking over two separate space.
- Multi car driveway and on street parking.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

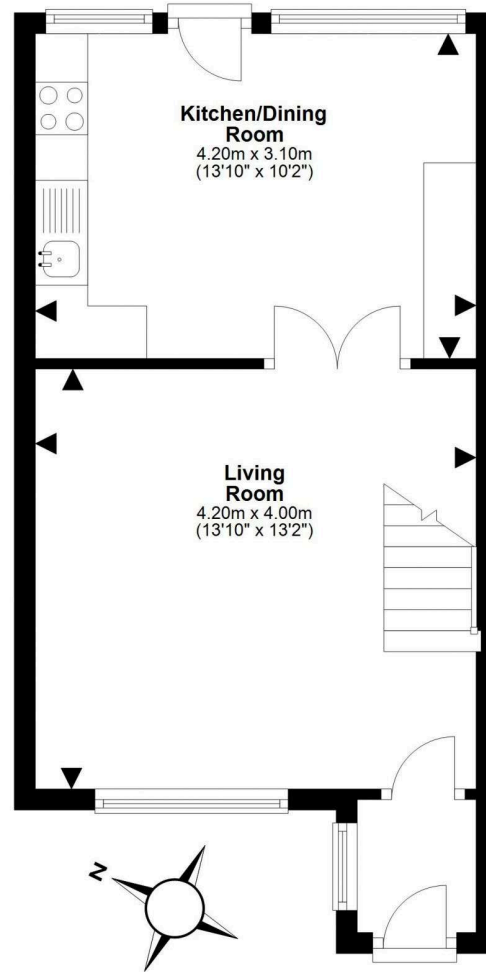


Included: All integrated appliances, washing machine, fridge freeze and fitted blinds will be included in the sale. Please note the cooker grill and extractor not in working order and will come with no guarantees. EPC: C

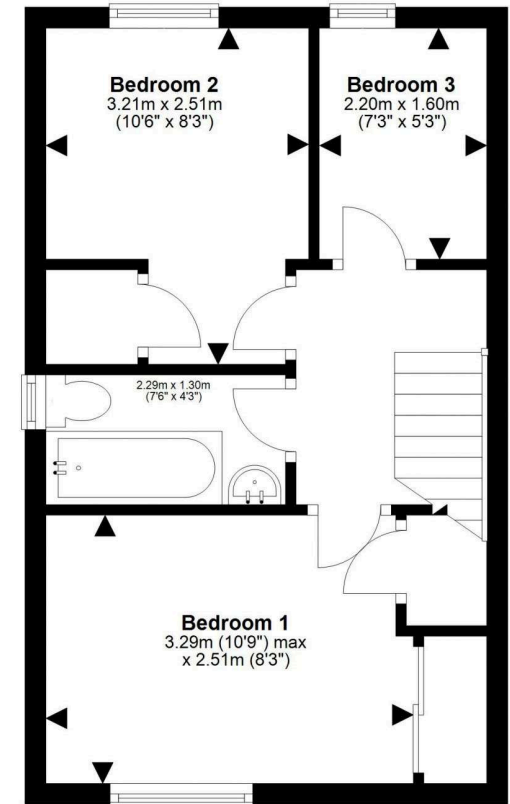
The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural 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.







**Ground Floor**



**First Floor**

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