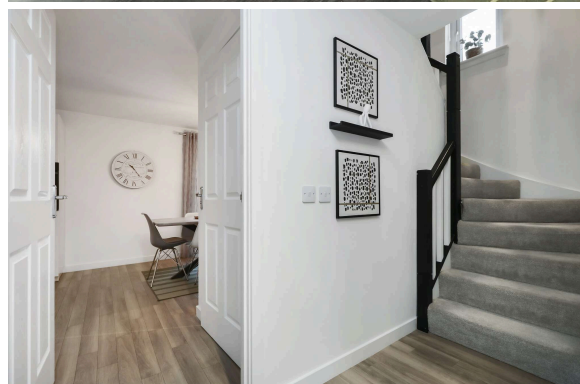




20 Arthurs Way
HADDINGTON | EH41 3DG


warners
solicitors & estate agents





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Situated within a highly sought-after development in the charming town of Haddington, this modern four-bedroom detached home seamlessly blends contemporary elegance with practical family living. Thoughtfully upgraded by the current owners, the property offers a luxurious and comfortable lifestyle, perfectly suited to modern family needs. The ground floor features a spacious and inviting living room, enjoying views of the front garden-an ideal space to relax and unwind. Adjacent to the living room, a versatile study/family room provides the flexibility to serve as a fifth bedroom or a dedicated home office. To the rear, the stylish and well-appointed kitchen/dining room is a true highlight of the home. Equipped with high-quality appliances, under-cabinet lighting, and ample storage, it is both functional and beautifully designed. French doors lead from the dining area to the landscaped rear garden, creating a seamless connection between indoor and outdoor living. For added convenience, a generous storage cupboard and a practical WC are also accessible from the kitchen. On the upper level, four spacious double bedrooms provide excellent comfort and privacy, with the principal bedroom benefiting from a sleek en-suite shower room. The remaining bedrooms share a contemporary, fully tiled family bathroom featuring a stylish three-piece suite with a waterfall style shower over the bath. Externally, the property continues to impress, with a generously sized driveway leading to a detached single garage, providing additional parking and storage. The thoughtfully landscaped front and rear gardens offer an inviting outdoor space, with a patio area in the fully enclosed rear garden-perfect for al fresco dining and entertaining. Early viewing is highly recommended to fully appreciate the quality and appeal of this exceptional family home.

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



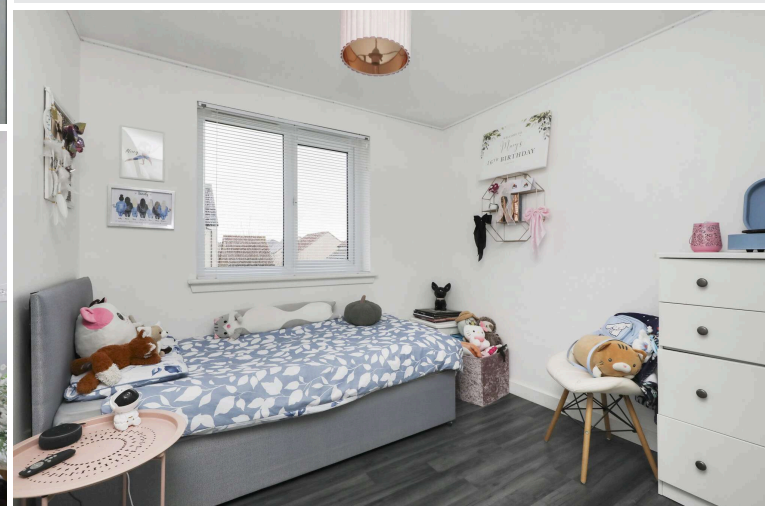
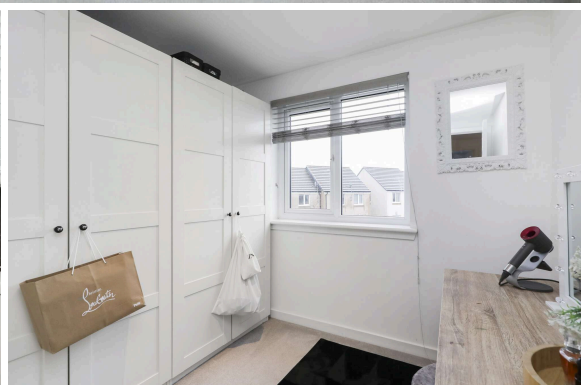


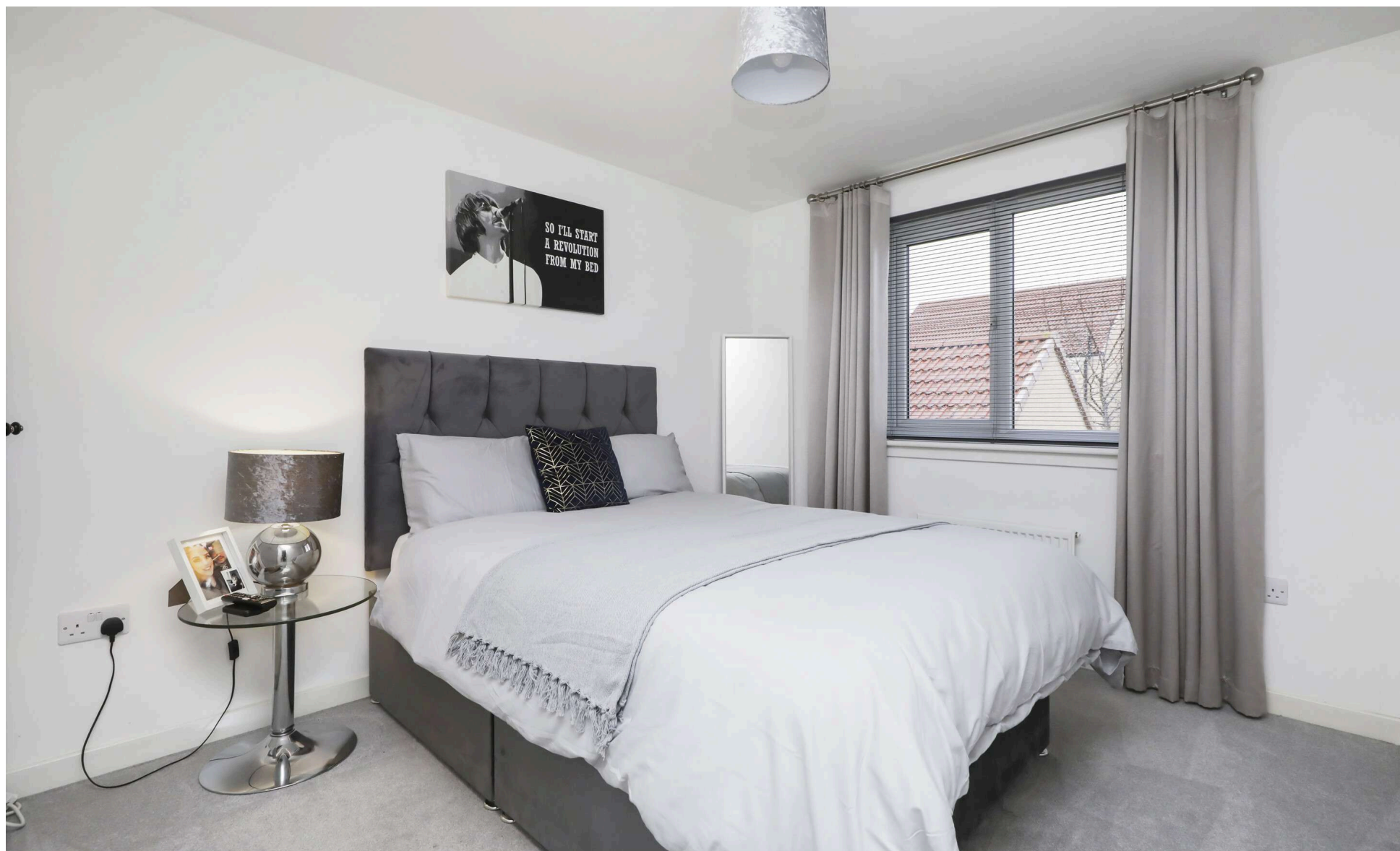
- Welcoming hallway
- Light and spacious living room
- Study / family room / fifth bedroom
- Contemporary stylish kitchen/dining with large storage cupboard and WC
- Main double bedroom featuring an en-suite shower room
- Three further double bedrooms
- Contemporary fully tiled family bathroom featuring stylish three piece suite, shower over bath
- Gas central heating and double glazing
- Single detached garage with floored loft and generously sized stoned driveway
- Private landscaped front & rear gardens
- Floored attic with Ramsey ladder access
- Electric car charging point

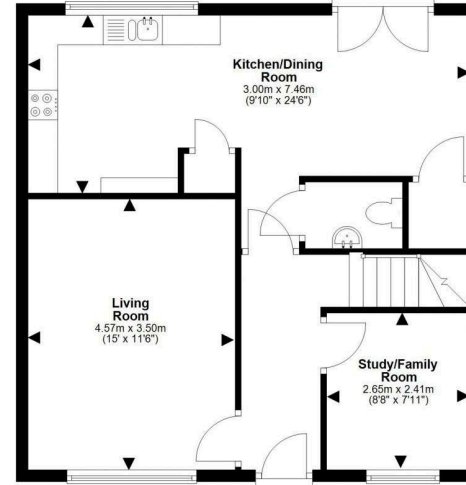
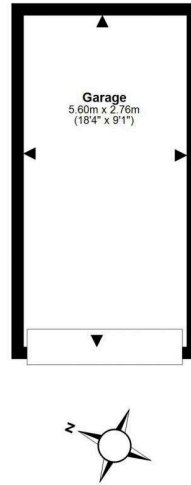
All integrated appliances including fridge freezer and dishwasher will be included in the sale of the property, along with all blinds/curtains and wardrobe in spare room. EPC: B Factoring: £30 P/M SG Property management



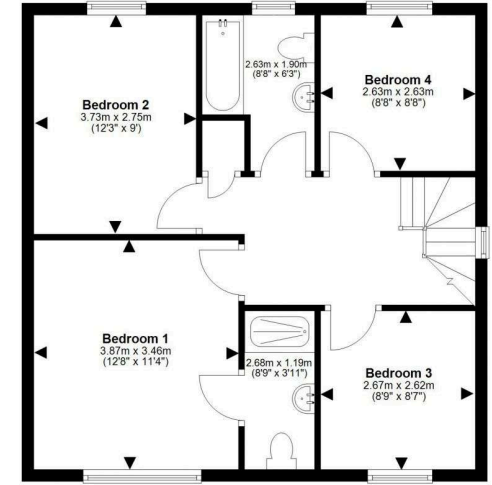
The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural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