



40 Long Cram
HADDINGTON | EH41 4NS



40 Long Cram

HADDINGTON | EH41 4NS

Occupying a generous corner plot with a southerly facing private garden, this three bedroom stylish detached home offers superb family living in the desirable market town of Haddington, just 19 miles east of Edinburgh. Immaculately presented and thoughtfully upgraded, the property combines contemporary finishes with spacious interiors and excellent outdoor space, making it an ideal choice for modern living. A welcoming entrance vestibule and hallway with a convenient cloakroom introduces the home. An elegant lounge flows through double doors into a light-filled conservatory, creating a perfect setting for everyday relaxation. At the heart of the property lies a recently fitted contemporary kitchen and dining area, designed with sleek modern units, quality work surfaces, and a full range of integrated appliances. Upstairs, the landing, complete with storage cupboards, leads to three well-proportioned bedrooms, all boasting fitted wardrobes. The luxurious new shower room is finished to a high standard with a walk-in enclosure, rainfall shower head and stylish black ladder towel radiator. Outside, the property boasts a generously sized mono-blocked driveway, a single garage, and beautiful gardens to the front & side. The southerly aspect ensures sunshine throughout the day, while the lawn, mature planting, and patio area provide an inviting space for outdoor dining and relaxation. A partially floored attic with a convenient Ramsay ladder offers additional storage. Combining contemporary upgrades, abundant natural light, and a prime location within one of East Lothian's most sought-after commuter towns, this outstanding home delivers both style and practicality. Early viewing is highly recommended.

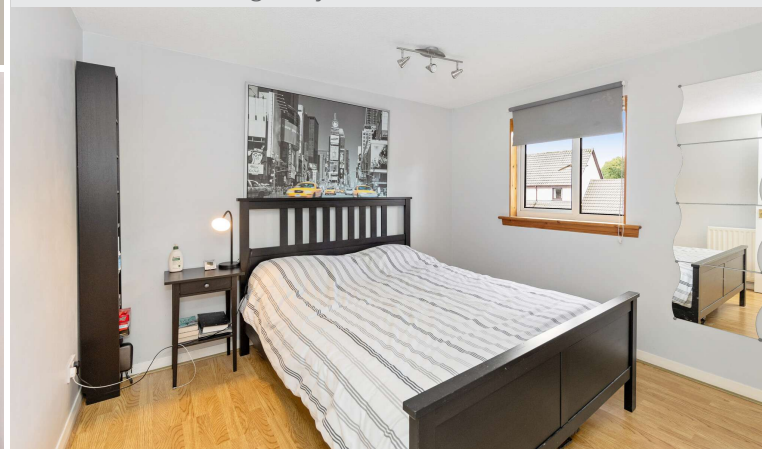
- Welcoming entrance & hallway with storage cupboard and cloakroom/WC.
- Elegant living room with double doors opening to the conservatory
- Bright and spacious conservatory making it a versatile space ideal for relaxing or entertaining, overlooking the garden.
- Kitchen/Dining Area - Recently fitted contemporary design with sleek modern units, quality worktops, and a full range of integrated appliances.
- Three well-proportioned rooms, all boasting fitted wardrobes.
- Recently upgraded luxury shower room with walk-in enclosure, rainfall shower head, and black ladder towel radiator.
- Partially floored attic with convenient Ramsay ladder for additional storage
- Generous mono-blocked driveway and single garage.
- Private gardens to front and side, beautifully maintained with lawn, mature planting, and a patio area ideal for alfresco dining.
- Gas central heating, and double glazing throughout

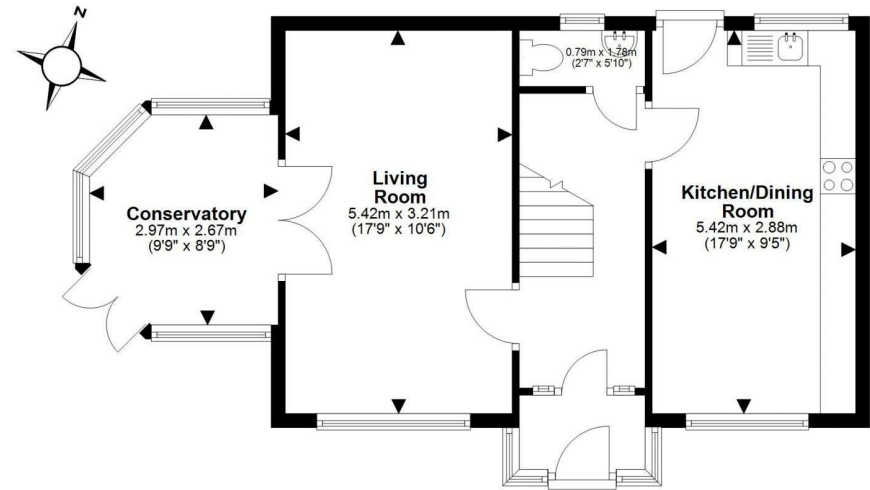
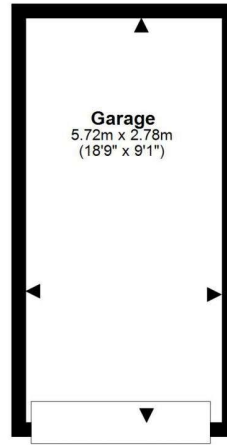
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



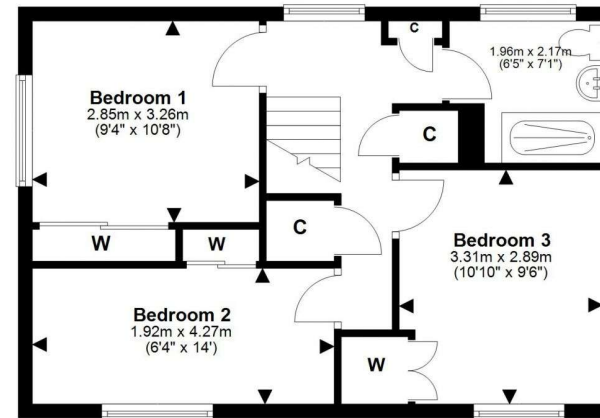
All integrated kitchen appliances will be included in the sale of the property including washing machine, dishwasher & fridge freezer. All blinds & curtains will also be included. Kitchen table, chairs and unit in the living room can be included if requested. EPC: C CT: E

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

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