



21 Princess Mary Road  
HADDINGTON | EH41 3LE

  
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solicitors & estate agents





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This beautifully presented three-bedroom semi-detached home offers generous accommodation, a substantial driveway, and exceptional outdoor space, making it an outstanding opportunity for young families, first-time buyers, or anyone seeking a move-in-ready property in a popular Haddington location. Set close to the town centre and a wide range of amenities, the house combines bright, well-proportioned interiors with tastefully landscaped gardens designed for modern living and year-round enjoyment.

A welcoming entrance hallway with useful storage leads into a charming and spacious living room, ideal for everyday relaxation. From here, sliding French doors open into a lovely conservatory, providing an additional reception area perfect for dining, entertaining, or simply enjoying peaceful views across the garden. The modern fitted kitchen offers ample cabinetry and worktop space, with direct access to the side of the property. The ground floor also features a generous four-piece family bathroom, complete with a walk-in shower, separate bath, wash hand basin, and WC. Upstairs, a bright landing with storage leads to three well-proportioned double bedrooms. Two of the bedrooms benefit from integrated storage, while all provide generous space for free-standing furniture.

Externally, the property boasts impressive outdoor space. To the front, a large driveway provides parking for approximately three cars. The beautifully landscaped rear garden enjoys excellent privacy and features a stylish Indian sandstone patio, astro lawn, and a versatile summerhouse, part used for storage and part offering superb potential as a powered home office, studio, or hobby room. With gas central heating, double glazing, and excellent storage throughout, this property represents an ideal family home in one of East Lothian's most sought-after towns.

- Welcoming entrance hallway with useful storage
- Bright, spacious living room with French doors to the conservatory
- Modern fitted kitchen with ample cabinetry and side access
- Conservatory leading to private rear garden
- Generous four-piece bathroom with walk-in shower and separate bath
- Three well-proportioned double bedrooms (two with integrated storage)
- Large landscaped rear garden with patio, astro lawn and powered summerhouse
- Substantial driveway with space for approximately three cars

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

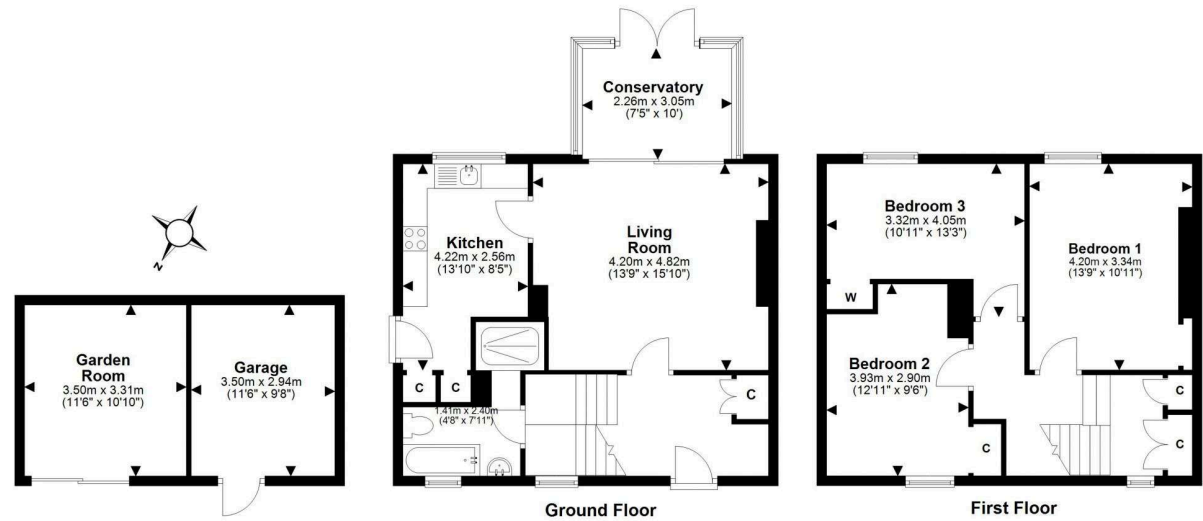


All integrated kitchen appliances will be included along with American fridge/freezer, dish washer & washer dryer and curtains & blinds. EPC: D CT: C

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.







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.