



22 Stanton Marches
HADDINGTON | EH41 3FB



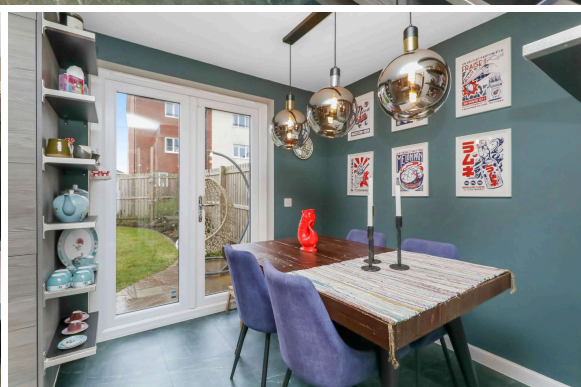


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Nestled on a quiet street in the heart of Haddington, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented semi-detached townhouse. Boasting a long driveway, a separate garage and a fully enclosed rear garden this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation on the ground level comprises a welcoming entrance hallway, a bright lounge with picture window, a contemporary kitchen with attractive units and generous dining space, a practical utility room and is completed by a useful W/C. The first floor enjoys a spacious master bedroom with built-in mirrored wardrobes and elegant en-suite shower room and a further double bedroom with deep storage cupboard. The top level benefits from three further bedrooms (one with built-in mirrored wardrobe and storage cupboard) and the home is completed by a stylish main bathroom with shower over bath. Externally the fully enclosed West facing rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.



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





- Semi-detached townhouse in heart of Haddington
- Long driveway and garage
- Fully enclosed rear garden mainly laid to lawn
- Bright lounge, dining kitchen and utility
- Five well-proportioned bedrooms
- Two bathrooms and a W/C

Council Tax: F , Energy Rating: B

Factor Payable Ross & Liddell (factor for Letham Mains estate £90 per annum) , Spiers Gumley (factor for Stewart Milne Development £230) £320 Total Payable

Extras: All fixtures, fittings, blinds, integrated kitchen appliances (oven, hob, dishwasher), kitchen island, washing machine and tumble dryer will be included in the sale. Other items included in the sale are: Storage in second bedroom, pantry and garage as well as garden sofas and table.



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. 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, with the brand new Letham Mains Primary school only minutes away. 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





