

COULTERS[©]

2 SOMNERFIELD PARK

HADDINGTON, EH41 3RX

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Generous and rarely available 4 bedroom bungalow with an appealing and flexible layout. The property is set on a mature corner plot with the added benefit of driveway parking and a double garage. Located in a quiet cul de sac with easy access to local amenities and transport links. The property would suit a couple or the family buyer.

The rear garden is well planted with a selection of mature shrubs and trees, with an area of lawn and a patio accessed from the sitting room, there is a further garden to the front and side.

The accommodation comprises; welcoming entrance hall; cloakroom with WC; bright sitting room with direct access to the garden; dining room/snug with double doors to the sitting room; kitchen/breakfast room with an excellent selection of fitted units; principal bedroom with fitted storage and en suite shower room; three further double bedrooms (one of which is currently used as a dining room and family bathroom).

The property is double glazed throughout with gas central heating.

KEY FEATURES



Well presented & generous bungalow



Four double bedrooms, one with en suite



Driveway and double garage



EPC Rating - C



Flexible & appealing layout



Large mature garden



Excellent local amenities nearby



Council Tax Band - F



EXTRAS

The fitted floorcoverings, blinds, light fittings and integrated appliances throughout are included in the sale price.



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THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike. Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Haddington is a ten-minute drive to Drem train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

HOME REPORT VALUATION: £470,000



Sommerfield Park,
Haddington,
East Lothian, EH41 3RX



Approx. Gross Internal Area
1612 Sq Ft - 149.75 Sq M
Double Garage
Approx. Gross Internal Area
342 Sq Ft - 31.77 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.