



46 Hope Park Crescent

Haddington, EH41 3AN



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71sqm

EPC

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AS Anderson
Strathern

46 Hope Park Crescent Haddington, EH41 3AN

This mid-terraced two bedroom home offers bright, well-proportioned accommodation over two levels, along with a generous private garden that provides an attractive outdoor retreat.

The property is filled with natural light throughout the day, particularly in the living and dining room, which enjoys dual aspect windows. This room comfortably accommodates a variety of layouts, making it ideal for everyday living, entertaining, or even a home working setup.

The kitchen sits to the rear and benefits from a pleasant outlook over the garden, as well as direct access to the patio. Buyers may wish to modernise, but the room is well sized and has a practical layout that works well as it is. The ground floor also features useful under-stair storage.

Upstairs, the landing leads to two double bedrooms. The main bedroom is particularly spacious and enjoys a bright open outlook. The second bedroom is also a comfortable double and could serve equally well as a guest room, nursery, or hobby room, and offers lovely views towards the town's church. The bathroom completes the first floor and offers scope for upgrading to suit individual taste.

One of the home's standout features is the impressive south-facing rear garden, which extends to an excellent size and offers distinct areas for relaxing, gardening, and outdoor activities. With a level lawn, established planting, and a sunny orientation, it provides a wonderful opportunity for those seeking outdoor space. The front garden adds further privacy and kerb appeal, and the property further benefits from a partially floored attic, double glazing, and electric heating throughout. Parking is available on street, both alongside the pavement and within a residents' carpark across the street.

Although the property would now benefit from some modernisation, it presents a solid and appealing foundation for personalisation. With its bright interiors, flexible layout, and exceptional garden, this is a fantastic opportunity for first time buyers, downsizers, or anyone looking to create a comfortable home in a popular residential setting.

Property features

- Expansive south-facing rear garden
- Front garden
- Dual aspect reception room
- Bright and airy
- On-street parking
- Partially floored storage attic
- Double glazing
- Electric heating



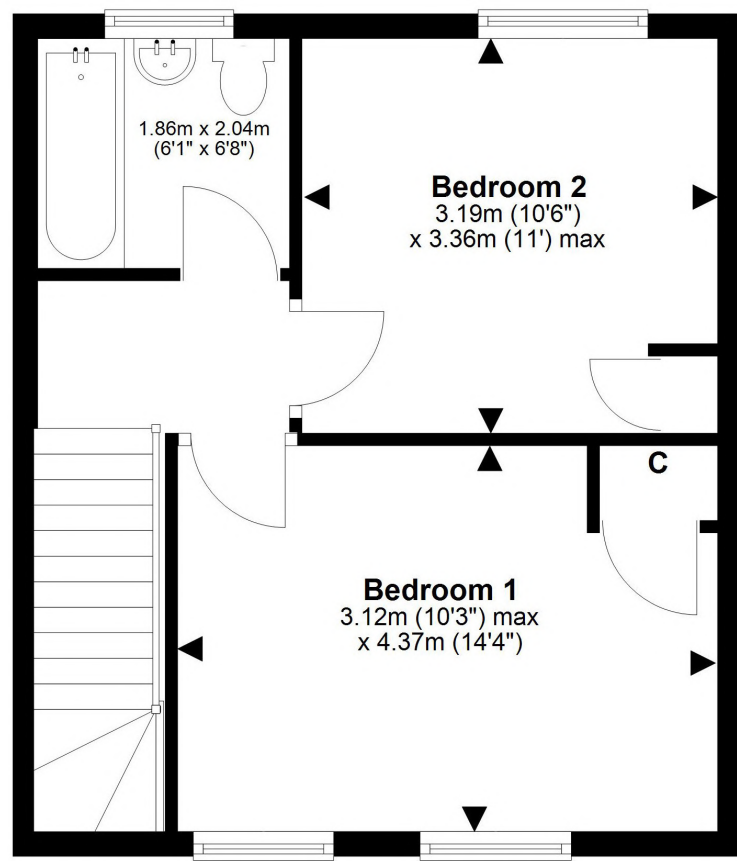
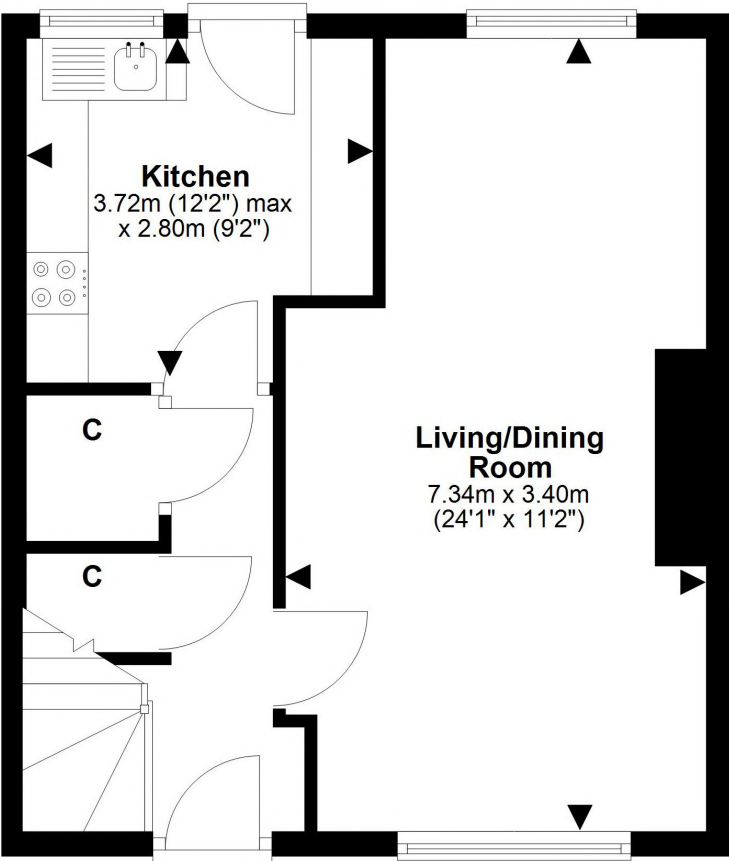




Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and a variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.





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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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