

10 WILLIAM CRESCENT

Haddington, East Lothian, EH41 3EB



GILSON GRAY

LAW • PROPERTY • FINANCE



Introducing a contemporary four/five-bedroom executive detached house which offers high-end interiors that are neutrally presented throughout, alongside secure private parking and a large garden.



CONTENTS

- 06** **Welcome to 10 William Crescent**
A stunning executive detached house in Haddington, neutrally presented throughout with four/five-bedrooms
- 10** **Entrance**
An entrance hall sets the scene, enjoying crisp neutral décor and a wood-textured floor
- 12** **Two reception rooms**
A spacious living room with dual-aspect windows and a versatile family room/fifth double bedroom
- 16** **Breakfasting kitchen and dining room**
A stylish shaker-inspired breakfasting kitchen and dining room and a neighbouring utility room with garden access
- 22** **Bedrooms**
Luxurious bedrooms offering space to live and grow, all the rooms boast crisp white décor and plush carpets for optimal comfort
- 28** **Bathrooms**
Two en-suites, a four-piece family bathroom, and a WC
- 30** **Gardens and parking**
A large rear garden and patio. The property benefits from a three-car driveway and a detached single garage
- 32** **Haddington, East Lothian**
A lovely historic market town with wide streets, period buildings and an attractive town centre



PROPERTY NAME

10 William Crescent

LOCATION

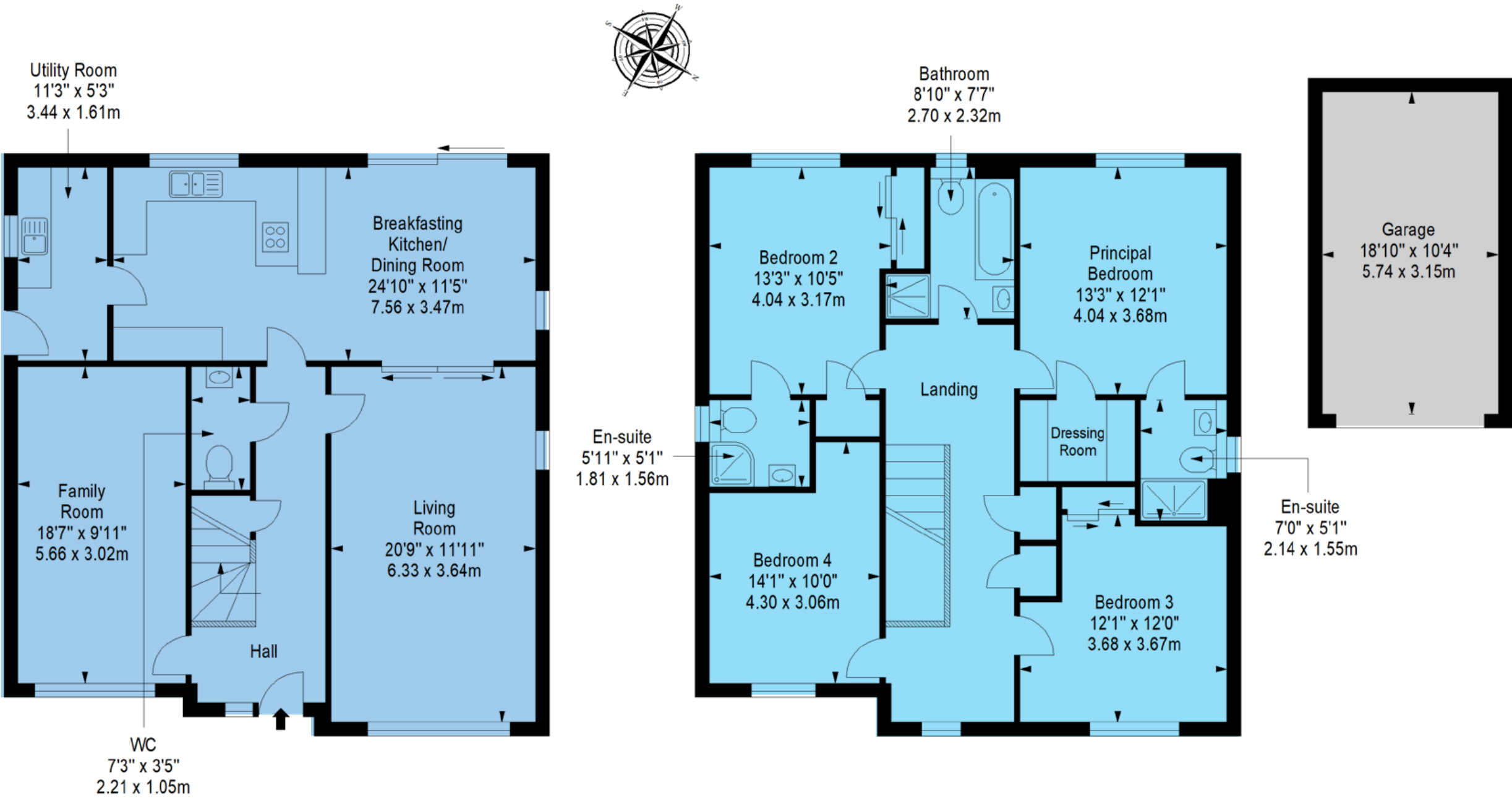
Haddington, EH41 3EB

GROUND-FLOOR FIRST-FLOOR EXTERNALS

APPROXIMATE TOTAL AREA:

177.8 sq. metres (1913.9 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



This four/five-bedroom detached house is a stunning family home

Providing spacious accommodation with luxurious features. It boasts two reception rooms and a stylish breakfasting kitchen/dining room, as well as a premium family bathroom, two en-suites, and a WC. Generous built-in storage helps maintain a clutter-free home, while solar roof panels (fitted to two sides) improve its efficiency. Adding to its strong appeal, the home also includes private parking for four cars and a beautiful garden that is ideal for families. Furthermore, the property has a family-friendly location too, forming part of a sought-after development on the picturesque outskirts of Haddington, yet remaining within easy driving distance of all the market town offers.

GENERAL FEATURES

A stunning executive detached house in Haddington
Part of a sought-after family-friendly development
Picturesque location on the outskirts of the town
Blank canvas of décor and contemporary fixtures
EPC Rating - B | Council Tax band - G

ACCOMMODATION FEATURES

Entrance hall with understairs storage and a WC
Spacious living room with dual-aspect windows
Versatile family room/fifth double bedroom
Shaker-inspired breakfasting kitchen/dining room
Neighbouring utility room with garden access
Naturally-lit landing with two built-in cupboards
Large principal suite with a dressing room
Second en-suite double bedroom with wardrobe
Two further bright and spacious double bedrooms
Two 3pc contemporary en-suite shower rooms
Modern 4pc family bathroom with shower cubicle

EXTERIOR FEATURES

Fully-enclosed, southwest-facing rear garden
Three-car driveway and a detached single garage

FINISHED TO EXCEPTIONALLY HIGH STANDARDS





DISCOVER A STUNNING FAMILY HOME

in a picturesque
location

Stepping inside, an entrance hall sets the scene, enjoying crisp neutral décor and Karndean (LVT) flooring that flows throughout the ground level. It is a welcoming introduction, bolstered by understairs storage and a handy WC.

The living room continues the hall's attractive styling, providing a sought-after blank canvas for new buyers. It has a spacious footprint for comfortable lounge furnishings and it boasts dual-aspect windows for a flood of daily light.

TWO RECEPTION ROOMS

with attractive styling

Furthermore, sliding doors connect the space to the adjacent kitchen/dining room, ensuring a sociable flow of accommodation for entertaining lively dinner parties.



**A separate family room
provides a second
reception area with a
matching aesthetic.**



It offers homeowners additional flexibility and can be used as a fifth double bedroom (if required).

A STYLISH BREAKFASTING KITCHEN

and dining room



PERFECT FOR SUMMER GET-TOGETHERS

including a neighbouring utility room with garden access

Enjoying expansive dimensions, the dual-aspect kitchen/dining room has plenty of space for a table and chairs, in addition to a fitted breakfast bar. Furthermore, patio doors extend the dining area out to the rear garden for summer get-togethers.





Meanwhile, the kitchen itself maintains the home's high-end style, sporting Shaker-inspired cabinetry in light grey and complementary worktops. Under-unit lighting adds further appeal along with the seamlessly integrated appliances. A neighbouring utility room offers further storage and workspace, and alternate garden access.

BEDROOMS



Offering space to live and grow

On the first floor, a naturally-lit landing has two cupboards and a snug space for reading before connecting to the four double bedrooms. The large principal suite also has the luxury of a dressing room and a contemporary en-suite, fitted with a towel radiator and a double-sized walk-in shower cubicle.



Similarly, the second bedroom benefits from a built-in mirrored wardrobe, additional storage, and its own en-suite shower room which is of an equally high standard.





In keeping with the home, all the rooms boast crisp white décor while adding plush carpets for optimal comfort.

The two remaining double bedrooms ensure homeowners have further adaptable space to live and grow.





BATHROOMS

Two en-suites, a four-piece family bathroom, and a WC



In addition to the WC and two en-suites, the home has the advantage of a four-piece family bathroom set on the first floor. It is neutral presented and fitted with modern fixtures, including a floating washbasin, a hidden-cistern toilet, a ladder-style towel radiator, a shower cubicle, and a bath with a handheld shower.



GARDENS & PARKING

Generous private parking and a family-friendly garden

Externally, the property benefits from a three-car driveway and a detached single garage. It also has a large rear garden which is laid with a generous lawn and patio for relaxing and dining in the sun. Ideal for families, it has a southwest-facing aspect and is fully enclosed by a high wall and fence.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (induction hob, ceiling extractor, raised oven and combi microwave oven, fridge/freezer, and dishwasher) to be included in the sale. The washing machine, tumble dryer, wall-mounted TV, and additional furnishings are available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: The development is factored by Ross & Liddell, Edinburgh at an annual cost of approximately £200.

HADDINGTON

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets.





With its history deeply rooted in agriculture, the town retains a thriving market spirit.

It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.





Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.