



# 13 Cranston Way

Haddington, EH41 3TJ



5



1



2



119sqm

**EPC**

B

**AS** Anderson  
Strathern



# 13 Cranston Way

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This impressive detached home combines modern design with practical living, offering generous space across two floors.

From the moment you step inside, the bright entrance hall sets the tone for a property that feels warm and welcoming. The ground floor features a comfortable living room and a stylish open-plan kitchen and dining area, perfect for family meals or entertaining friends. The kitchen is fully equipped with a hide-and-slide oven, a second integrated oven/microwave, an instant hot water tap, a dishwasher, a full size fridge, and a full size freezer. French doors lead directly to the south-facing rear garden, creating a sunny spot for summer barbecues or a quiet coffee in the morning.

A utility room and WC add convenience, while the integral garage provides secure parking and additional storage.

Upstairs, five well-proportioned bedrooms offer plenty of room for family and guests. The principal bedroom boasts an en-suite shower room and a large built-in wardrobe, while the remaining bedrooms share a sleek family bathroom. Large windows throughout flood the home with natural light, and the private gardens to the front and rear are enclosed for peace and privacy.

Built in 2016, this home is energy-efficient with an EPC rating of Band B, PVC double glazing, and gas central heating controlled via two separate Hive thermostats. It's a property that blends style, comfort, and practicality: perfect for growing families or professionals looking for space to live, work, and relax in a sought-after setting.

## Property features

- Spacious rooms
- Southwest-facing rear garden
- Front garden with driveway
- Well-equipped kitchen
- Large master bedroom
- Integral garage
- Utility room
- Gas central heating
- Double glazing











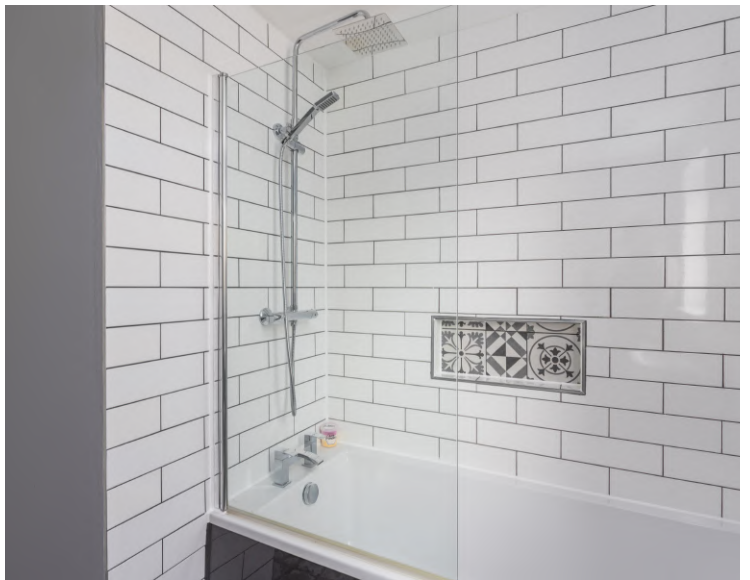
## Location

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 counties beautiful villages, excellent beaches and 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.







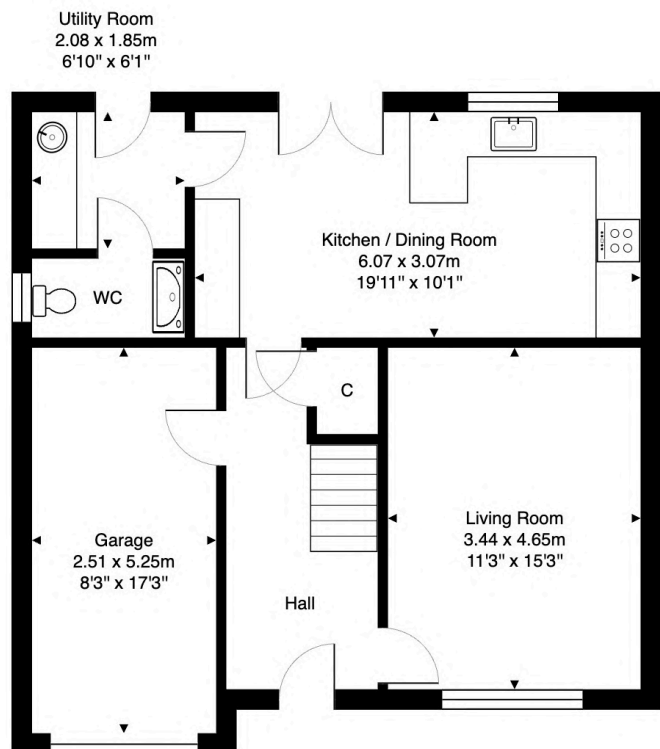




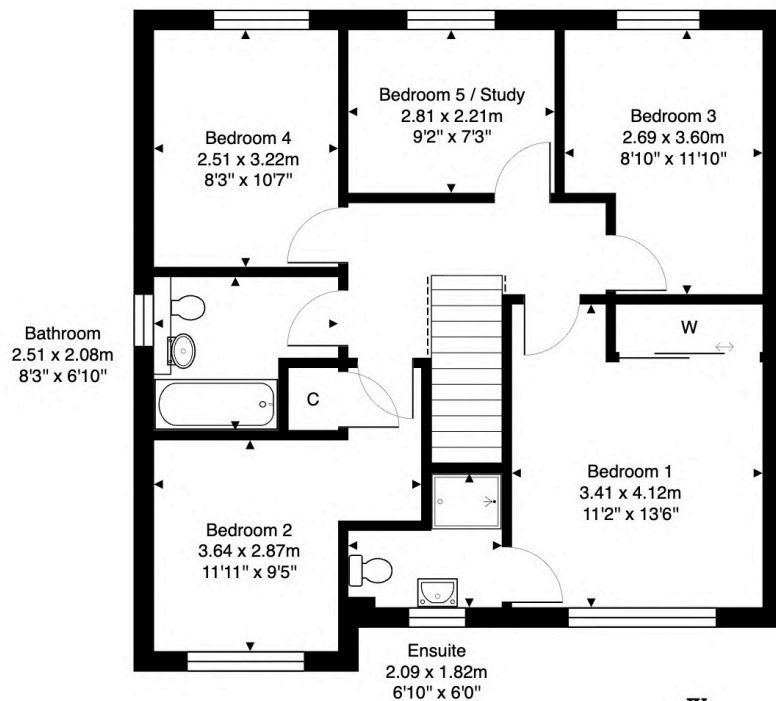




## 13 Cranston Way, Haddington, EH41 3TJ



Ground Floor



First Floor



Total Area: 119.0 m<sup>2</sup> ... 1281 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, instant hot water tap, full size fridge, full size freezer, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band F

The development is factored by SG Property Management at an approximate cost of £25 per quarter, which covers common grounds maintenance in the Saxon Fields estate.

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto: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.

**espc**

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