



19 Lydgait Gardens

Haddington, EH41 3DB



3



2



1



86sqm

EPC

C

AS Anderson
Strathern

19 Lydgait Gardens

Haddington, EH41 3DB

This attractive three-storey semi-detached home offers flexible and well-proportioned accommodation, ideally suited to modern family living. Situated within a quiet residential setting in Haddington, the property benefits from a practical and thoughtfully arranged layout, enhanced by contemporary upgrades and excellent energy efficiency.

The ground floor features a spacious kitchen/dining room which forms a central hub of the home, with direct access to the rear garden, creating an ideal environment for both everyday living and entertaining. This space comfortably accommodates dining and kitchen functions, with a natural flow through to the outside. To the rear, a generous family room with double doors allows for an abundance of natural light and provides a comfortable and adaptable second living area, well suited to a variety of uses.

On the first floor, the property offers three bedrooms which, while more compact in size, provide practical and versatile accommodation. These rooms can be utilised in a number of ways depending on individual requirements. They are served by a contemporary family bathroom, fitted with a modern suite. A generous and separate living room on this level adds further depth to the layout, offering a flexible space that could readily be adapted to suit a range of needs including a fourth bedroom, home office, or snug, depending on preference.

The accommodation is further enhanced by a converted attic room on the upper floor, providing excellent additional space with built-in eaves storage. This area lends itself well to a variety of uses and adds to the overall flexibility of the home.

Externally, the property enjoys a private rear garden which is easily accessed via double doors from the family room. This creates a seamless connection between indoor and outdoor living, making the space particularly well suited to both everyday use and entertaining, whilst also providing a pleasant and enclosed outdoor setting.

Property features

- Flexible layout
- Kitchen/dining room
- Three bedrooms
- Converted attic
- Double glazing
- Gas central heating
- Solar panels
- Private rear garden
- Unallocated parking spaces



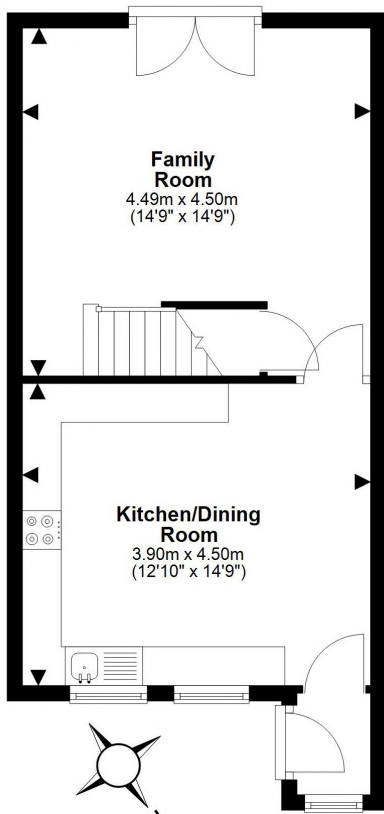




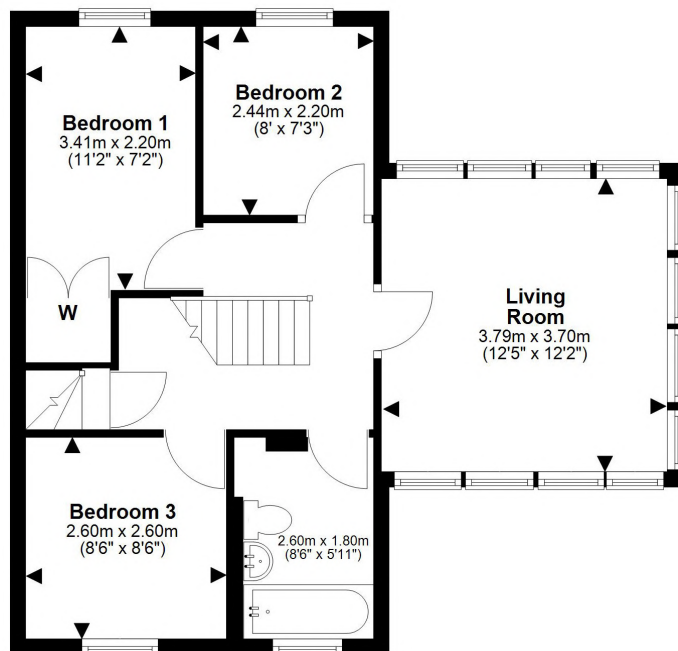
Location

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 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.

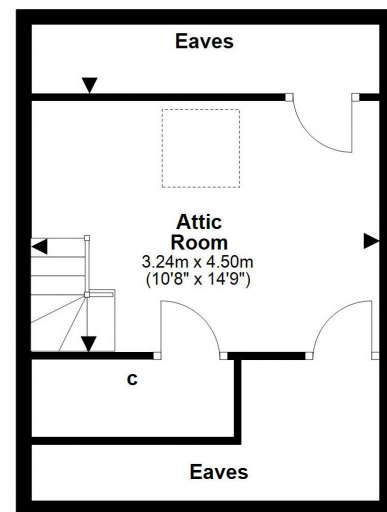




Ground Floor



First Floor



Second 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.

Council Tax band E

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.



Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern

residential@andersonstrathern.co.uk