



29 Briery Bank
Haddington, EH41 4AB



"29 Briery Bank is a spacious, three-bedroom family home in a lovely residential area"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- BATHROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT, SIDE & REAR GARDENS
- DRIVEWAY
- GARAGE









LOCATION

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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

The energy efficiency rating for this property is band D



DESCRIPTION

29 Briery Bank is a spacious, three-bedroom family home, occupying a prime plot in a lovely residential area in the historic market town of Haddington in East Lothian. Conveniently located, the property benefits from all the local amenities, including excellent schools and a lively town centre.

The accommodation is enhanced with features that include double glazing, gas central heating, large mature gardens, driveway and garage. This property is an ideal purchase for families and those looking for spacious, modern living with great outside space.

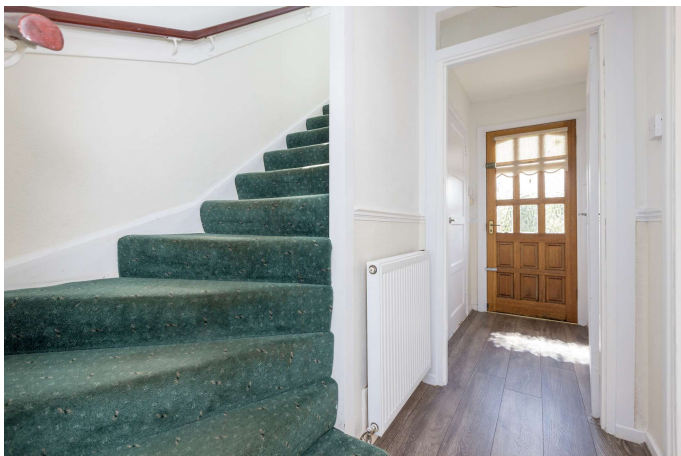
Accommodation comprises: entrance vestibule and hallway with cupboard under stair; spacious sitting/dining room with triple front facing windows letting in an abundance of light; fitted kitchen with a range of base and wall units leading to a side porch with door to the garden and ground floor bathroom with three-piece white suite with separate shower cubicle. Upper hall landing with front facing window, loft access, and store cupboard; main bedroom with built in wardrobes; double bedroom two and double bedroom three complete the property.

Further benefits include private mature garden grounds providing various areas for relaxation and outside entertaining and a fully enclosed rear garden. Gated driveway providing private off-street parking for several vehicles and access to a large, single detached garage. The property is located within a conservation area and is of Cruden rural steel framed construction.





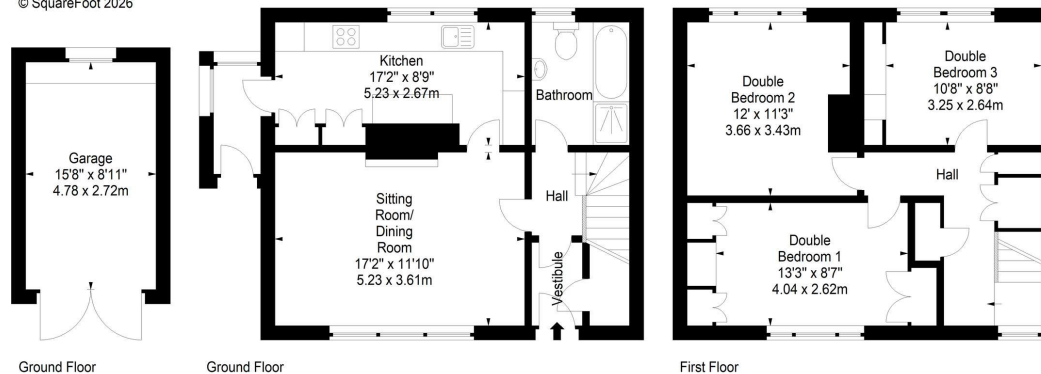
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Briery Bank,
Haddington,
East Lothian, EH41 4AB



Approx. Gross Internal Area
1061 Sq Ft - 98.57 Sq M
Garage
Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M
For identification only. Not to scale.
© SquareFoot 2026



266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

zoopla

OnTheMarket

rightmove

A ANNAN
SOLICITORS & ESTATE AGENTS

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565