



**GILSON GRAY**

LAW • PROPERTY • FINANCE



# 12 CRAIG AVENUE

Haddington, East Lothian EH41 3QB



1

Public Room



4

Bedrooms



1

Bathroom



## 12 CRAIG AVENUE

Enjoying a generous enclosed rear garden and a peaceful residential setting in popular Haddington, this bright and spacious semi-detached home offers flexible accommodation ideally suited to modern family life. The well-presented interiors include a generous light-filled living and dining room, a breakfasting kitchen, four versatile bedrooms – with one ideal as a home office or nursery – and a contemporary family bathroom. Excellent built-in storage, tasteful neutral décor, and modern flooring further enhance the property. Externally, the home benefits from private front and rear gardens and unrestricted parking nearby, whilst remaining within easy reach of local schooling, amenities, transport links, and the East Lothian countryside.









EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Spacious semi-detached family home
- Popular residential setting in Haddington
- Neutral décor and modern finishes
- Light-filled living/dining room
- Contemporary dining kitchen
- Four well-proportioned bedrooms
- Bright bathroom with shower-over-bath
- Gas central heating and double glazing
- Gated front garden
- Generous enclosed rear garden
- Unrestricted on-street parking





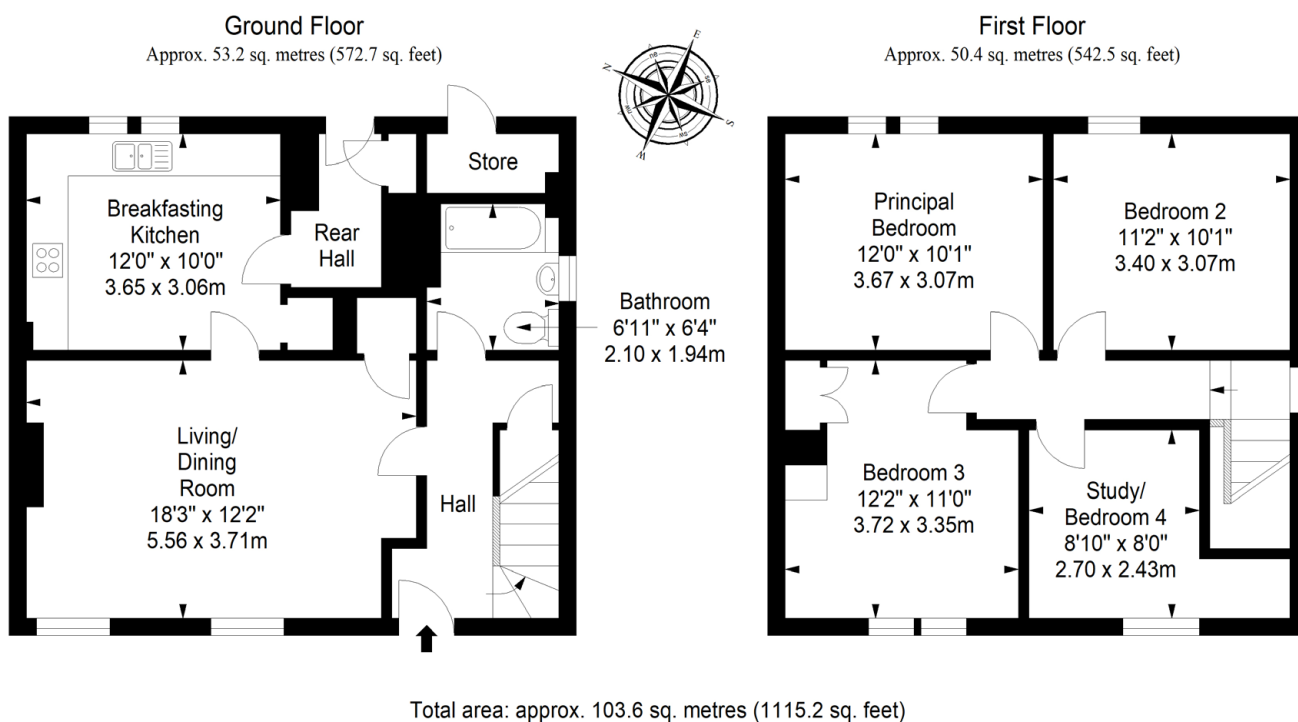


Extras: All fitted floor and window coverings and light fittings are included.



# HADDINGTON, EAST LOTHIAN

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.



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