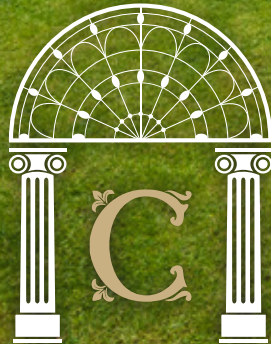


17 KNOWES ROAD

HADDINGTON, EH41 3RQ

A stunning contemporary 5-6 bedroom family home set over 4 levels, renovated to a high specification with stylish design features, enjoying a leafy outlook over a large garden and located in the popular market town of Haddington.



CULLERTON'S

TABLE OF CONTENTS



— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton



08

Welcome to 17 Knowes Road

A stunning contemporary 5-6 bedroom family home set over four levels

- 04 Floorplan
- 08 The property
- 10 The entrance
- 14 Reception rooms
- 18 The kitchen



14
Open plan kitchen dining living room



22
The principal bedroom

- 22 The principal suite
- 26 Accommodation
- 36 Gardens & parking
- 40 Notes
- 42 Haddington



Property Name

17 Knowes Road

Location

Haddington, EH41 3RQ

Approximate total area:

403.3 sq. metres (4341.2 sq. feet)

- Lower Ground Floor - Ground Floor - First Floor - Externals






17
Knowes Road

A generous family home

Stunning contemporary home

17 Knowes Road is a generous family home with flexible accommodation and a large open plan living area ideal for entertaining friends and family. Accessible from Knowes Road, a quiet residential street off the West Road, a large multi-car driveway with electric gates impresses a sense of arrival at the property.

GENERAL FEATURES:

- A stunning contemporary detached house covering 4341 sq. ft.
- Approximately 0.32-acre plot with inspiring leafy views
- Exclusive cul-de-sac setting in the market town of Haddington
- Renovated to a high specification with stylish design features

ACCOMMODATION FEATURES:

- Vestibule with cloak storage and double-height glazing
- Reception hall and lower hall with generous storage
- Massive open-plan kitchen/living/dining room with:
 - Media wall and sizeable (inset) gas fire
- Full-height glazing and sliding doors to a balcony
- High-spec German kitchen with integrated Siemens appliances
- Separate utility room with a store, drying area, and a WC
- Luxurious principal suite with garden access and large dressing room
- Two further king-size en-suite bedrooms with private dressing rooms
- Three versatile king-size bedrooms used as a snug/office/gym room
- Three high-end en-suite bath/shower rooms with spa-like features
- Conveniently located family shower room with a three-piece suite
- Attic access (from the bedroom/gym) for additional storage
- Air source heat pump with underfloor heating throughout

EXTERNAL FEATURES:

- Spectacular rear garden that is professionally landscaped, including:
 - A generous porcelain patio and a raised balcony
 - A sweeping lawn framed by mature plants and trees
- Purpose-built garden room/office with a WC and raised deck
- Generous garden store for gardening equipment and bikes
- Large multi-car driveway with an electric gate
- Home Report value - £1,250,000 | EPC Rating - B | Council Tax Band - H





A bright welcome

Entering the house from the grand front door, a glazed double height void creates a bright and airy welcoming vestibule with a cloak cupboard for storage, which leads through to the mezzanine landing.

A generous reception hall leads to all the rooms on this level, as well as having a generous storage cupboard



A spacious

Kitchen, dining, living room





Open plan living

Glazed Crittall-style double doors lead through to the open plan living area which is bathed in natural light from a glazed wall with two sets of sliding doors out to the balcony.

The Sitting area also boasts a sizeable gas fire below the generous wall mounted television.

The kitchen

with breakfast bar for four



A spacious utility room is fitted with a range of base and full height units, with plumbing for a washing machine and dryer.

The Kitchen, with additional skylight, is a fully fitted German made kitchen designed and installed by Kitchens by Coast, with a wall of full height units, large central island with breakfast bar for four, and integrated Siemens appliances all in a stunning, sleek black and concrete effect design. Appliances include two conventional ovens, steam

oven, hob with counter-top extractor fan, coffee machine, fridge, freezer, drinks fridge, Quooker boiling tap and sink incinerator. The Dining area is spacious and light, enjoying the leafy outlook over the balcony to the trees beyond the garden. Full height radiators adorn the walls while underfloor heating throughout the house ensures a warm winter.





Beyond the wall in the Sitting Room is a double height staircase that descends to the

The Principal Bedroom Suite

A spacious suite with doors opening to the garden



A spacious room with sliding doors to the garden patio offers ample accommodation, while the walk-through dressing room with makeup vanity and further walk in wardrobe provides ample storage for even the most extensive clothing collection. The Dressing Room leads to the principle en-suite bathroom featuring an open double shower, freestanding bath, basin with vanity, WC and two heated towel radiators.



Further accommodation

for family and guests

Ascending the staircase to the first floor, a landing leads to two spacious bedroom suites. The first is a generous room with a window overlooking the rear garden, with a walk-in dressing room and en-suite shower room, bathed in light from a Velux window, fitted with stylish black hardware and furnished with a mains rainfall shower, heated towel rail and basin with vanity and WC.





Featuring a walk-in dressing room with fitted storage, makeup vanity station and a bath & shower room

Across the landing the second bedroom suite features electric Velux windows and a floor to ceiling sliding door with Juliet balcony overlooking the rear garden. A walk-in dressing room with fitted storage and makeup vanity station, and a bath & shower room with bath, shower, basin with vanity and WC.



Flexible ground floor bedrooms

From this level the Bedroom 5 / Office is generously lit with three floor-to-ceiling windows and a further window providing a dual aspect. Across the landing is a spacious Bedroom 6 / Gym Room, with an initial space fitted with worktops and a sink. An archway with feature open shelves leads to the main section of the room which is currently fitted with gym flooring and equipment, bathed in daylight through a large glass sliding door and roof light window.





A snug lounge room or accommodation for guests

Bedroom 4 / Snug, with stylish feature panel wall, could be repurposed as a snug lounge room or remain as accommodation for guests, with a shower room adjacent providing additional facilities including a basin and WC.



*A Garden
Room / Office
offering flexible
accommodation
for guests*

Further to the accommodation in the house, a purpose-built Garden Room / Office benefits from power, internet, WC, heating and air conditioning and a peaceful location overlooking the garden. With French doors opening onto a raised deck area, the Garden Room offers flexible accommodation for guests, with a WC and main office space, ideal as a tranquil place to work from home or relax.



A generous rear garden

with access via both sides of the property



Ideal for alfresco dining and entertaining friends.



Predominantly laid to lawn, with established and colourful shrub borders

With a plot extending to over a third of an acre, 17 Knowes Road boasts a generous rear garden and large front driveway as well as access via both sides of the property. The rear garden is predominantly laid to lawn, with established and colourful shrub borders enhanced by a generous cream porcelain patio that leads out from the principal bedroom suite. Terraced flower beds to the right of

the house lead up to a faux grass drying area, with access to the house via the Utility Room and to the balcony via a small gate. The raised balcony leading out from the Kitchen and Sitting Room is ideal for alfresco dining and entertaining friends. An impressive garden shed is ideal for storage of gardening equipment and bikes, skateboards, surfboards etc.

General Remarks and Information

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

Mains electricity and water, with air source central heating, underfloor heating, and a gas fire.

Viewing

Strictly by appointment only with

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH41 3RQ.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA.
Tel: 01620 827 827

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Proof and Source of Funds / Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Haddington

The county town of Haddington is the historic seat of power for East Lothian and remains today the centre of local government and administration with a population of around 10,000. There is first class local shopping with a number of independent retailers catering for most needs.



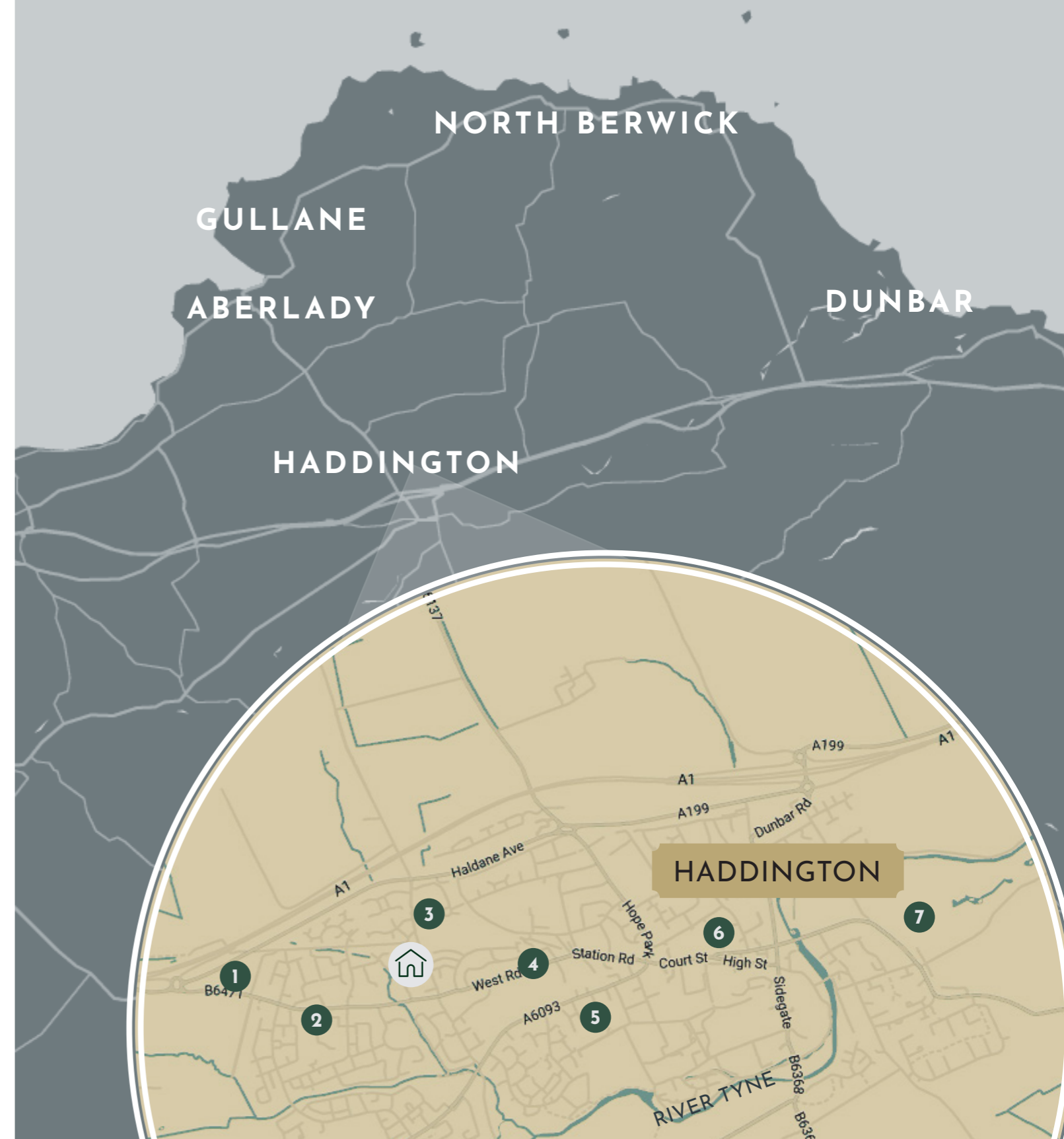
There is a large Tesco supermarket, an Aldi supermarket located at the new Haddington Retail Park, a leisure centre, a private primary school (Compass) within walking distance, two further primary schools and a Knox Academy High School. There are several excellent local restaurants and country inns. East Lothian's superb beaches are easily accessible by car, whilst the nearby Lammermuir Hills provide first class walking and cycling opportunities. Golfers are spoilt for choice with links courses at North Berwick, Gullane, Dunbar and inland courses, Archerfield, Gifford and Haddington itself with two 9-hole courses.

Haddington enjoys fast and easy access to Edinburgh, some 17 miles away via the A1 dual carriageway. A commuter rail service is available from Longniddry, Drem or Wallyford, approximately 5 miles away and Dunbar provides a fast train service to Kings Cross. There is also a direct bus service (X7) from Haddington to Edinburgh (35 mins).

"...nearby Lammermuir Hills provide first class walking and cycling opportunities."

- 1 HADDINGTON RETAIL PARK
- 2 LETHAM MAINS PRIMARY SCHOOL
- 3 EAST LOTHIAN COMMUNITY HOSPITAL
- 4 THE COMPASS SCHOOL
- 5 KNOX ACADEMY
- 6 TESCO SUPERSTORE
- 7 HADDINGTON GOLF COURSE

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— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ

0131 225 5007

info@cullertonsproperty.co.uk

www.cullertonsproperty.co.uk



— *Property Consultant*

MARINA FERBEJ



For further information on this property, or to arrange a viewing, contact Marina, who will be delighted to assist you.

07740 985812

marina@cullertonsproperty.co.uk

— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.



CULLERTON'S

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SCAN TO DISCOVER MORE

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.