



3 SOMNERFIELD GROVE

HADDINGTON, EAST LOTHIAN, EH41 3RR

 3 BED  1 BATH  2 PUBLIC











TAKE A LOOK INSIDE

Set within a peaceful and established residential area in the sought-after town of Haddington, 3 Somnerfield Grove is an appealing detached bungalow offering bright, well-proportioned accommodation and excellent outdoor space.

This charming home provides a flexible layout ideally suited to a range of buyers, with three comfortable bedrooms, including a principal bedroom with en-suite WC. The generous living spaces are filled with natural light, creating a warm and welcoming atmosphere throughout, while the overall layout ensures ease of living on one level.



KEY FEATURES

-  Appealing, well proportioned detached bungalow
-  Three bedrooms, one with en-suite WC
-  Delightful private garden with terrace and greenhouse
-  Detached garage, car port and driveway parking
-  Peacefully located close to local amenities and transport links
-  Bright and versatile accommodation
-  EPC Rating - D
-  Council Tax Band - E



Externally, a delightful private garden offers a peaceful retreat, complete with a paved terrace ideal for outdoor dining and entertaining, as well as a greenhouse for those with a passion for gardening. The property further benefits from a detached garage and a driveway, providing ample off-street parking.

Perfectly positioned, the property enjoys a tranquil setting while remaining within easy reach of local amenities, transport links and the excellent facilities that Haddington has to offer. Combining comfort, convenience and outdoor appeal, this is a wonderful opportunity to acquire a well-maintained home in a highly desirable location.



THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite.

The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Haddington is a ten-minute drive to Longniddry train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

EXTRAS

All fitted flooring, fitted carpets, curtains, blinds, light fittings, electric hob, oven, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer and the greenhouse are included in the sale price.

HOME REPORT VALUATION: £375,000

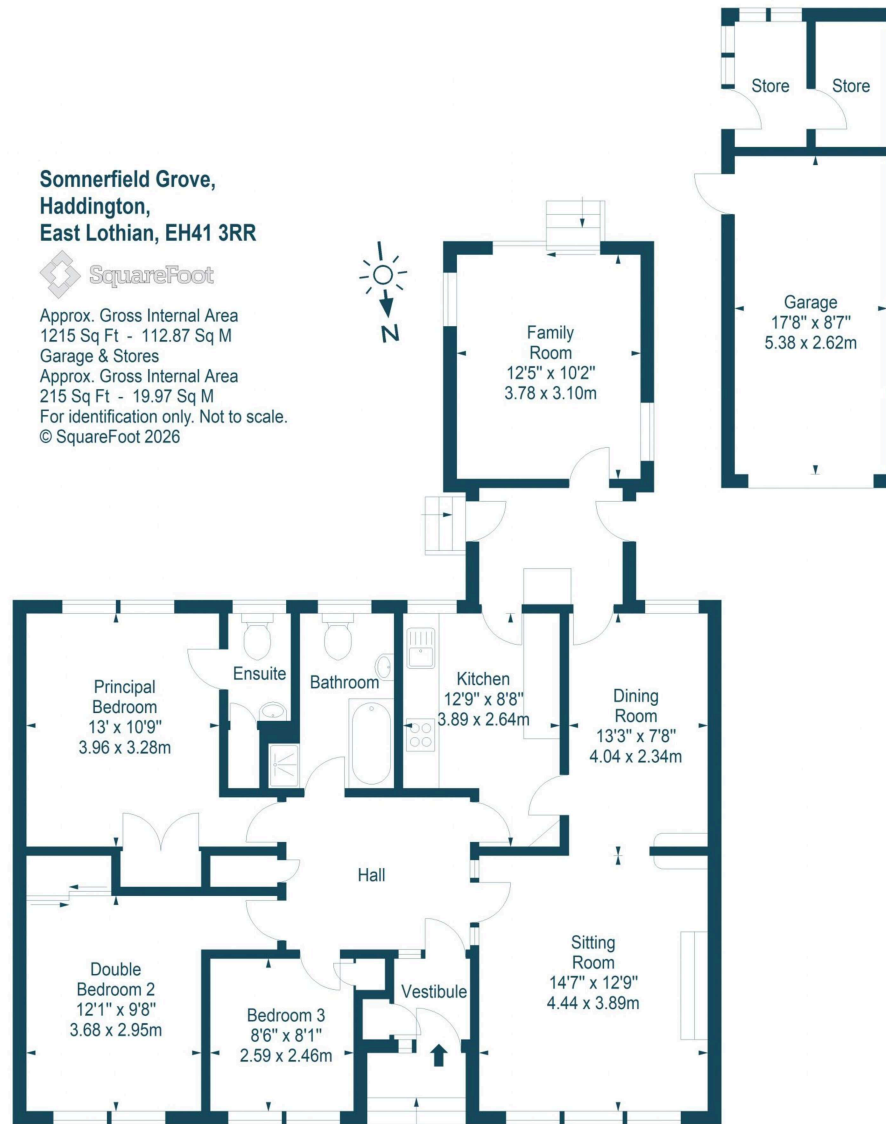




**Sommerfield Grove,
Haddington,
East Lothian, EH41 3RR**



Approx. Gross Internal Area
1215 Sq Ft - 112.87 Sq M
Garage & Stores
Approx. Gross Internal Area
215 Sq Ft - 19.97 Sq M
For identification only. Not to scale.
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Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.