



**5 Dickson Green**  
HADDINGTON, EH41 3DP

Property  
**PARIS STEELE**  
01620 497497 | [parissteele.com](http://parissteele.com)



## PROPERTY DESCRIPTION

Forming part of a highly sought-after Mactaggart & Mickel development, this impressive five-bedroom detached home in Haddington, represents the very best of contemporary family living.

Beautifully presented throughout, the property offers generous, flexible accommodation designed to suit modern lifestyles, complemented by high-quality finishes and stylish interiors.

A pathway flanked by a neat west-facing lawn guides you to the front door and into a welcoming hallway. Opening onto decking and finished with herringbone flooring, this light-filled space is framed by proportioned west-facing sitting room provides an expansive glazing that captures lovely views across the impressive space for both relaxing and entertaining.

From here, sleek wooden sliding doors create a seamless transition into a bright dining room. With direct access to the east-facing decking and rear garden, this space is ideal for family life and hosting guests, extending effortlessly to outdoor living and into a spectacular kitchen and family room.





The beautifully designed kitchen is a standout feature, showcasing gloss wall and floor units, complementary worktops, and an eye-catching geometric splashback. High-spec integrated SIEMENS appliances include an eye-level grill, oven, and hob, while a breakfast bar provides an informal dining area. A neighbouring utility room offers excellent additional storage and external access. The ground floor is completed by a flexible double bedroom or home office, along with a convenient guest WC.

Upstairs, the west-facing principal double bedroom offers a luxurious retreat, enhanced by a dressing room, a tasteful décor and a high-spec en-suite shower room featuring Jack and Jill washbasins and a hidden-cistern WC. Four additional well-appointed double bedrooms, all with built-in storage and one with an en-suite shower room lie on the first floor. Completing the layout is a family bathroom with a hidden cistern WC, bath and washbasin.

Externally, the enclosed east-facing rear garden has been carefully designed to include quality paving, decking, a manicured lawn, decorative stone features, and attractive borders. A sought-after garden room offers an ideal retreat for home working or unwinding. Completing the property is a driveway and detached double garage, providing ample off-street parking.

The development is factored by Ross and Liddell - This is charged at £24 per month.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, shutters, blinds, integrated induction hob, extractor hood, oven, combi microwave oven, fridge-freezer, dishwasher and standalone washing machine and tumble dryer will be included in the sale. The Urbanpod Garden Room is also included.

Any furniture (including the hot tub) can be available by separate negotiation.



## PROPERTY FEATURES

- Highly desirable five-bedroom detached family home
- Light-filled and spacious west-facing sitting room
- East-facing dining room opening to the garden
- Spectacular family room and kitchen, and utility
- Five versatile bedrooms, two with en-suites
- Guest WC and family bathroom
- East-facing rear garden with garden room
- Private driveway and detached double garage
- Air source heat pump central heating
- Double glazing
- EPC - B
- Council tax band - G
- Tenure - Freehold
- Factor Fee - £24 per month

## HADDINGTON

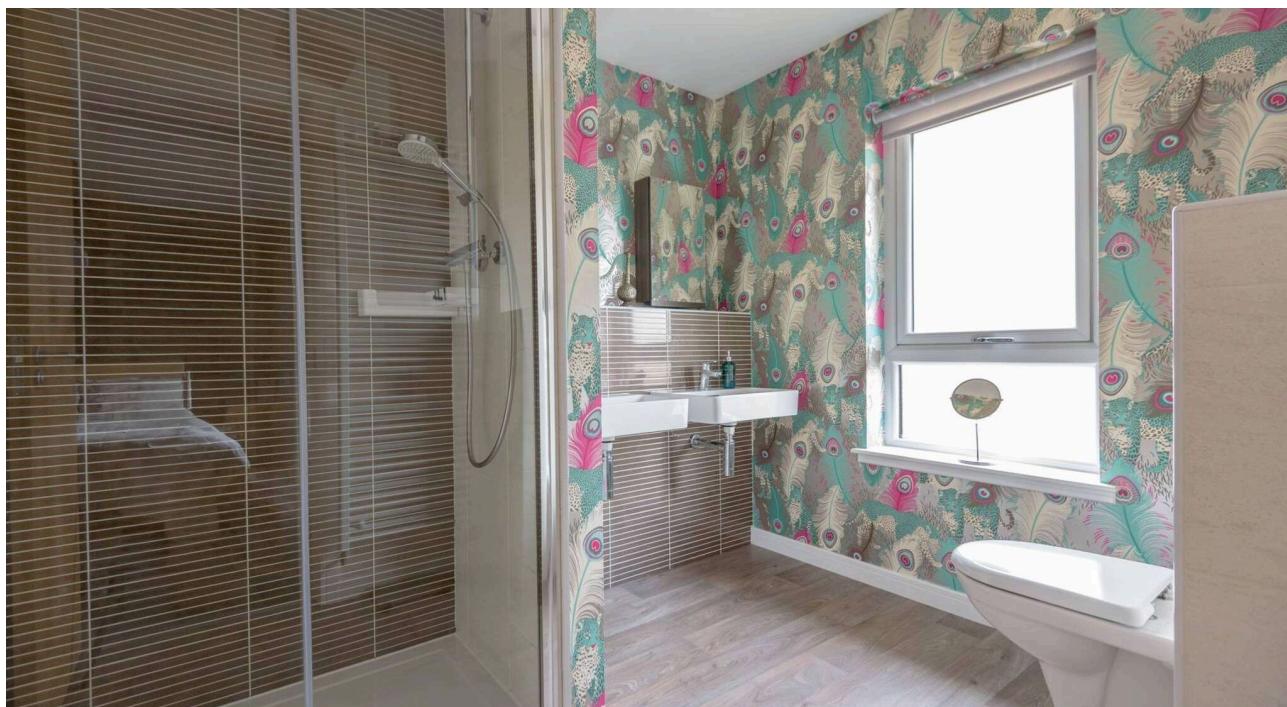
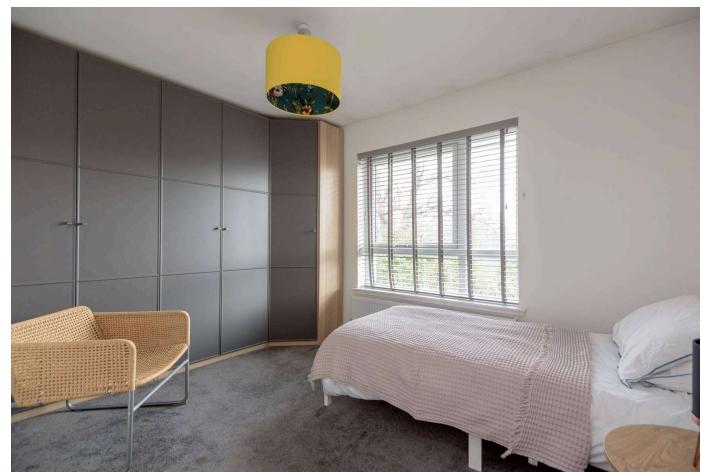
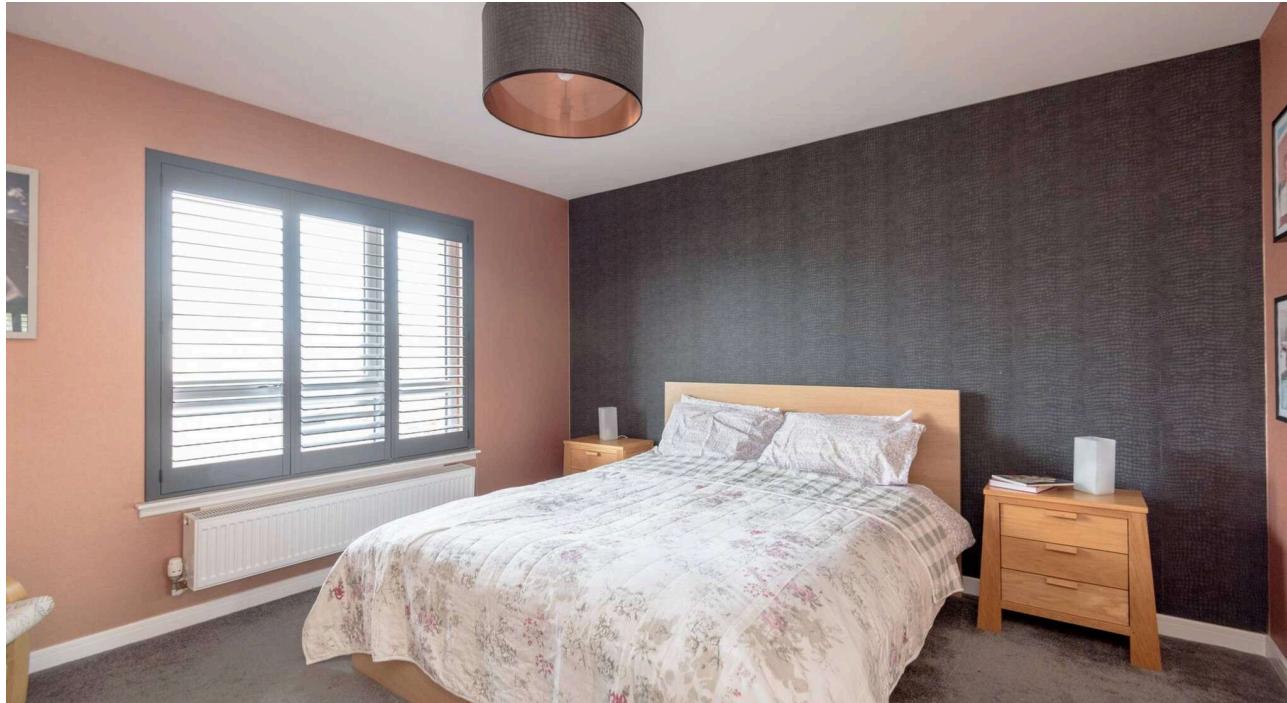
Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town. Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite.

Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi amongst others.

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 Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.





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Haddington,  
East Lothian, EH41 3DP



Approx. Gross Internal Area  
2145 Sq Ft - 199.27 Sq M  
Double Garage & Garden Room  
Approx. Gross Internal Area  
415 Sq Ft - 38.83 Sq M  
For identification only. Not to scale.  
© SquareFoot 2008



Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
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3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.