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HADDINGTON, EAST LoTHIAN, EH41 4PU



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This charming three-bedroom semi-detached cottage is a beautiful residence set on the rural fringes of Haddington. It enjoys fantastic views and easy access to the countryside, whilst remaining within convenient reach of the town's amenities, schools, and transport links. The home further benefits from bright and spacious rooms and it is attractively presented throughout. In addition, it features private parking for two cars and impressive garden grounds, including an expansive rear garden with a south-facing aspect.

Inside, an entrance hall greets you, providing built-in storage and a lovely introduction. On the left is the living/dining room. Here, light blue décor and white detailing create an inviting environment for daily use. Spacious proportions allow for an excellent choice of furnishings, whilst a trio of windows bathe the room in natural light. A feature mantelpiece frames the room with a delightful focal point and a shelved recess provides storage for display items. In the dual-aspect breakfasting kitchen, there is ample cabinet storage and workspace, as well as room for a table and chairs for quick meals. It has access to the rear garden and comes with a range of freestanding appliances.

FEATURES

- A charming semi-detached cottage
- Set on the rural fringes of Haddington
- Near the countryside with fantastic views
- Attractive decoration throughout
- Entrance hall with built-in storage
- Spacious living/dining room
- Dual-aspect breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- One versatile single bedroom/home office
- Bright three-piece shower room
- Floored attic offering generous storage
- Enclosed front and south-facing rear gardens
- Private driveway and garage
- Oil-fired central heating and double glazing





Meanwhile, the three bedrooms are located throughout the home, each room enjoying a bright and airy ambience enhanced by light decoration. The principal and second bedrooms are both doubles with built-in wardrobes, whereas the third bedroom is a versatile single that could work equally well as an office (if preferred). A bright three-piece shower room finishes the accommodation. There is also a floored attic offering generous storage. Oil-fired central heating and double glazing ensure year-round comfort.

Outside, the home has enclosed gardens to the front and south-facing rear, both laid with generous manicured lawns fringed by mature plants. The large rear garden has the additional benefit of a patio, a charming summerhouse, a greenhouse, and a shed. It is perfect for the entire family. In addition, there is a private driveway and a garage for off-street parking.

Extras: All floor and window coverings, light fittings, a freestanding cooker, fridge, and a freezer to be included in the sale.







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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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

