

8 Phillips Avenue

HADDINGTON, EH41 3QU



Exceptional five-bedroom detached family home with a versatile garden outbuilding and breathtaking hill views



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Set within a sought-after residential address in Haddington, 8 Phillips Avenue is an outstanding detached family home that combines elegant interiors, exceptional proportions and beautifully designed living spaces. Thoughtfully finished throughout, this impressive property offers the perfect balance of luxury, practicality and modern family living.

THE LIVING ROOM & DINING AREA

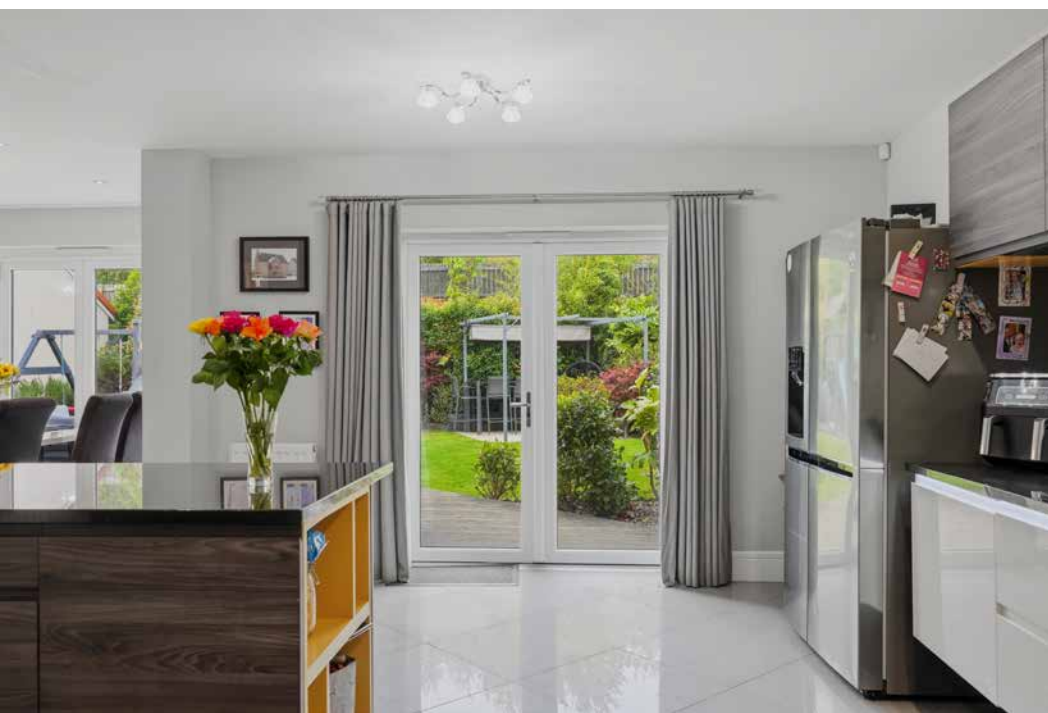


The home opens into a truly striking entrance foyer, where beautiful tiled flooring creates an immediate sense of style and sophistication. At the heart of the property is a seamless open-plan living, dining and kitchen space designed for both everyday life and entertaining. The spacious lounge is centred around a contemporary feature media wall with an integrated fireplace, creating a warm and inviting focal point. The adjoining dining area enjoys an abundance of natural light, with patio doors opening directly onto the rear garden.

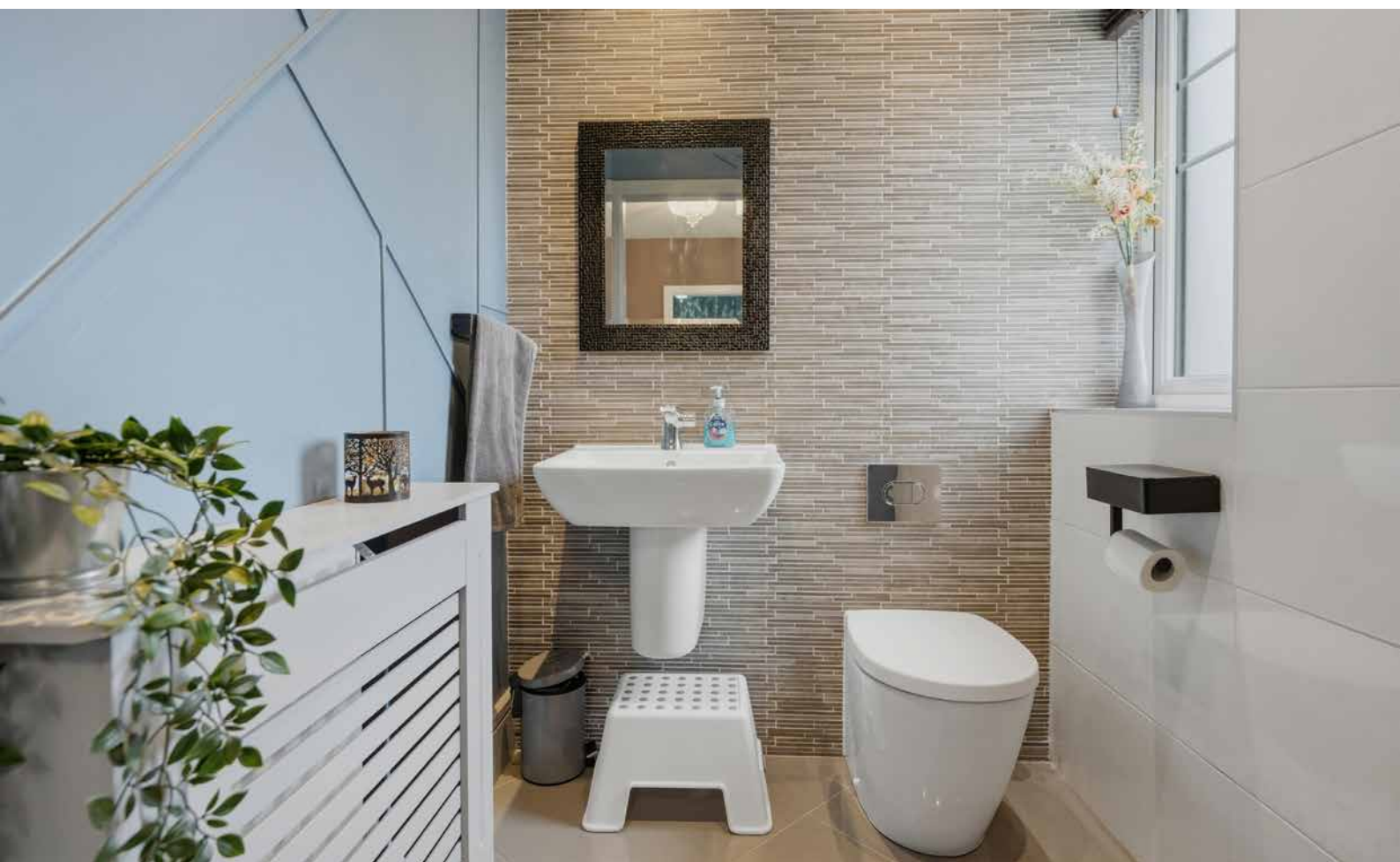
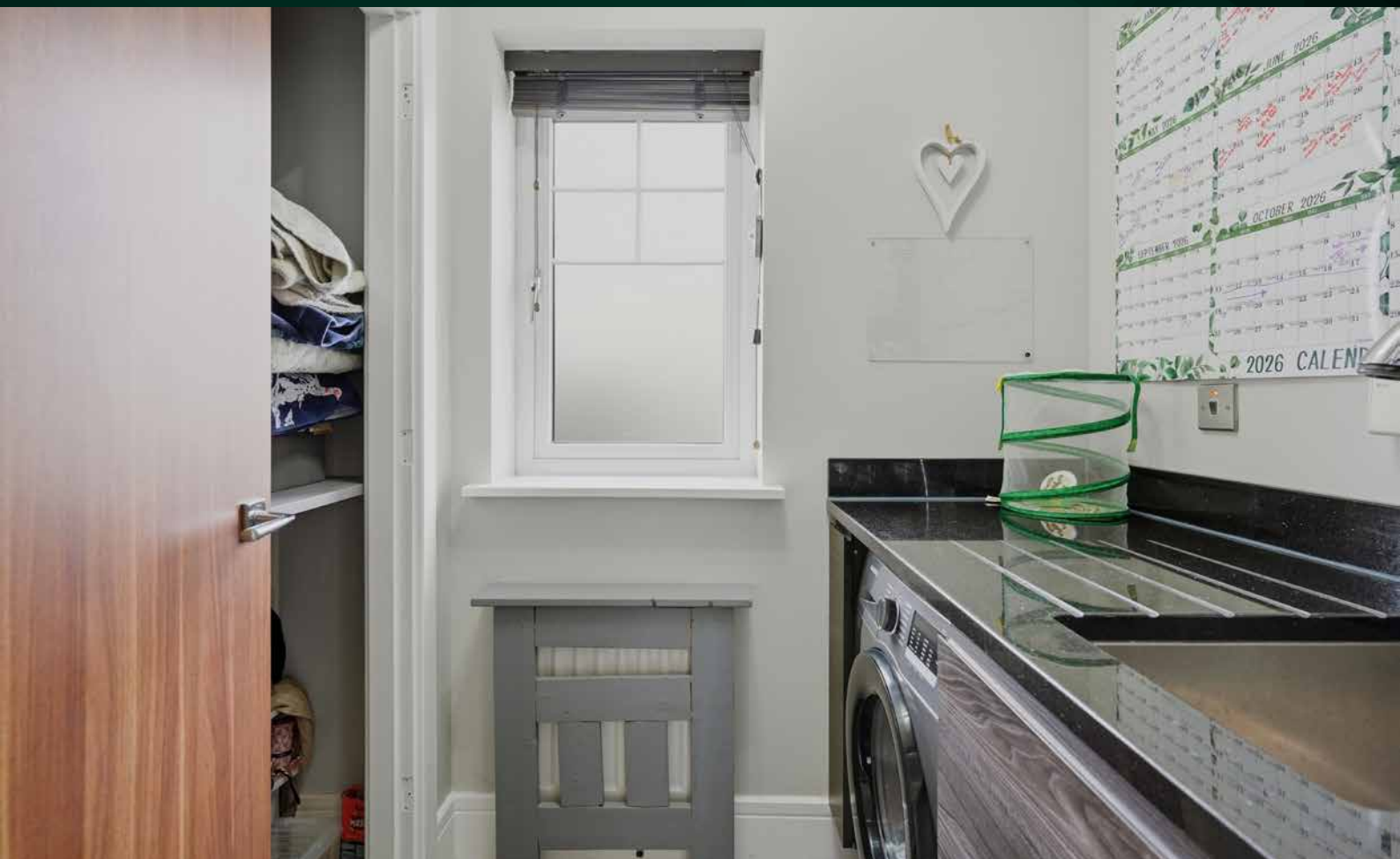
THE KITCHEN



The generous modern kitchen is equally impressive, featuring extensive cabinetry, quality finishes, a large breakfast bar and a second set of patio doors that effortlessly connect indoor and outdoor living. A practical utility/laundry room and a convenient ground floor WC complete the lower level.



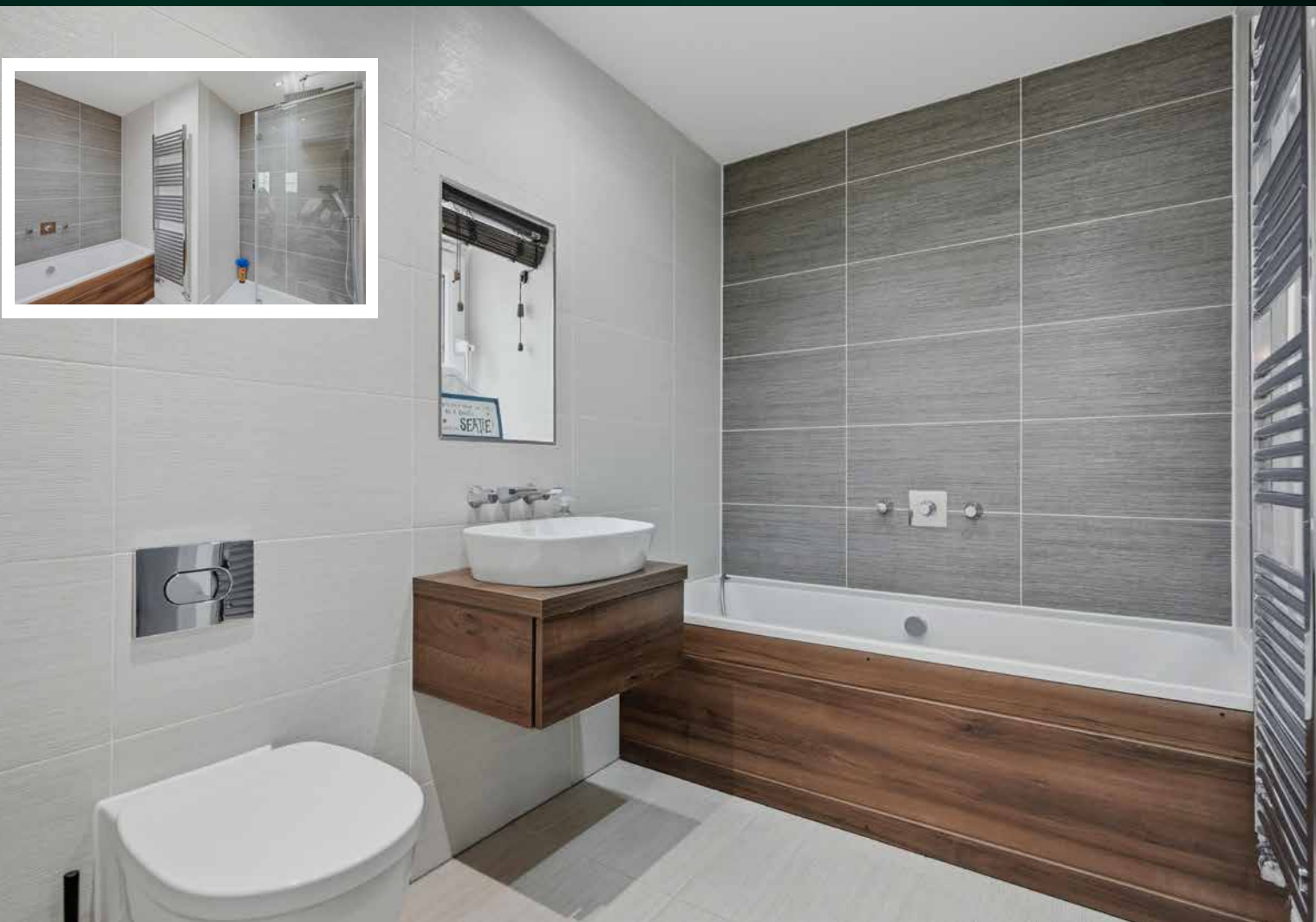
THE UTILITY & WC





Upstairs, a welcoming landing leads to five well-proportioned bedrooms, including two with stylish en-suite shower rooms, alongside a beautifully appointed family bathroom. Several bedrooms enjoy spectacular open views across the surrounding East Lothian hills, adding to the home's tranquil setting.

THE BATHROOM



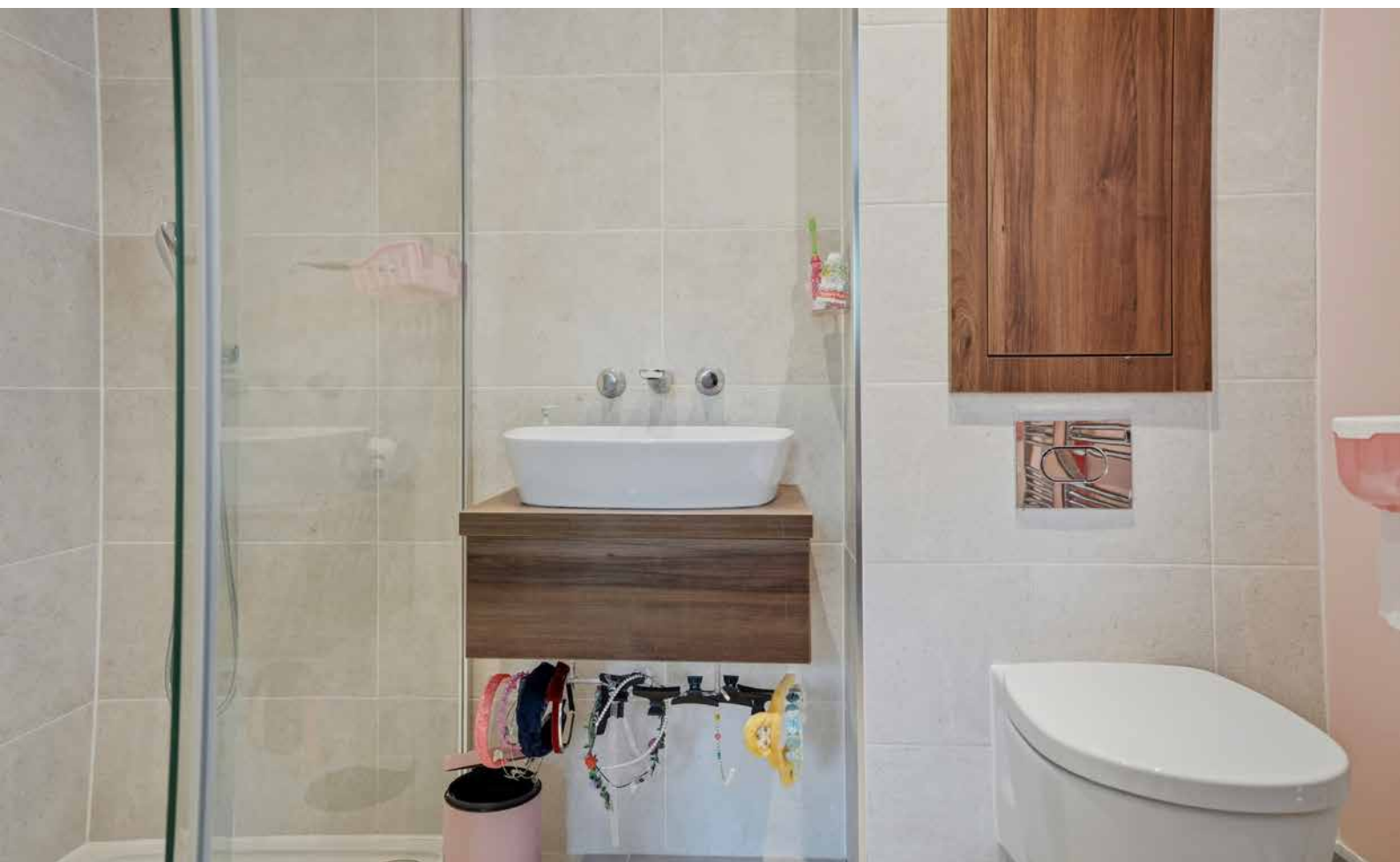
BEDROOM 1



five well-proportioned bedrooms, including two with stylish en-suite shower rooms



BEDROOM 2



BEDROOMS 3 & 4



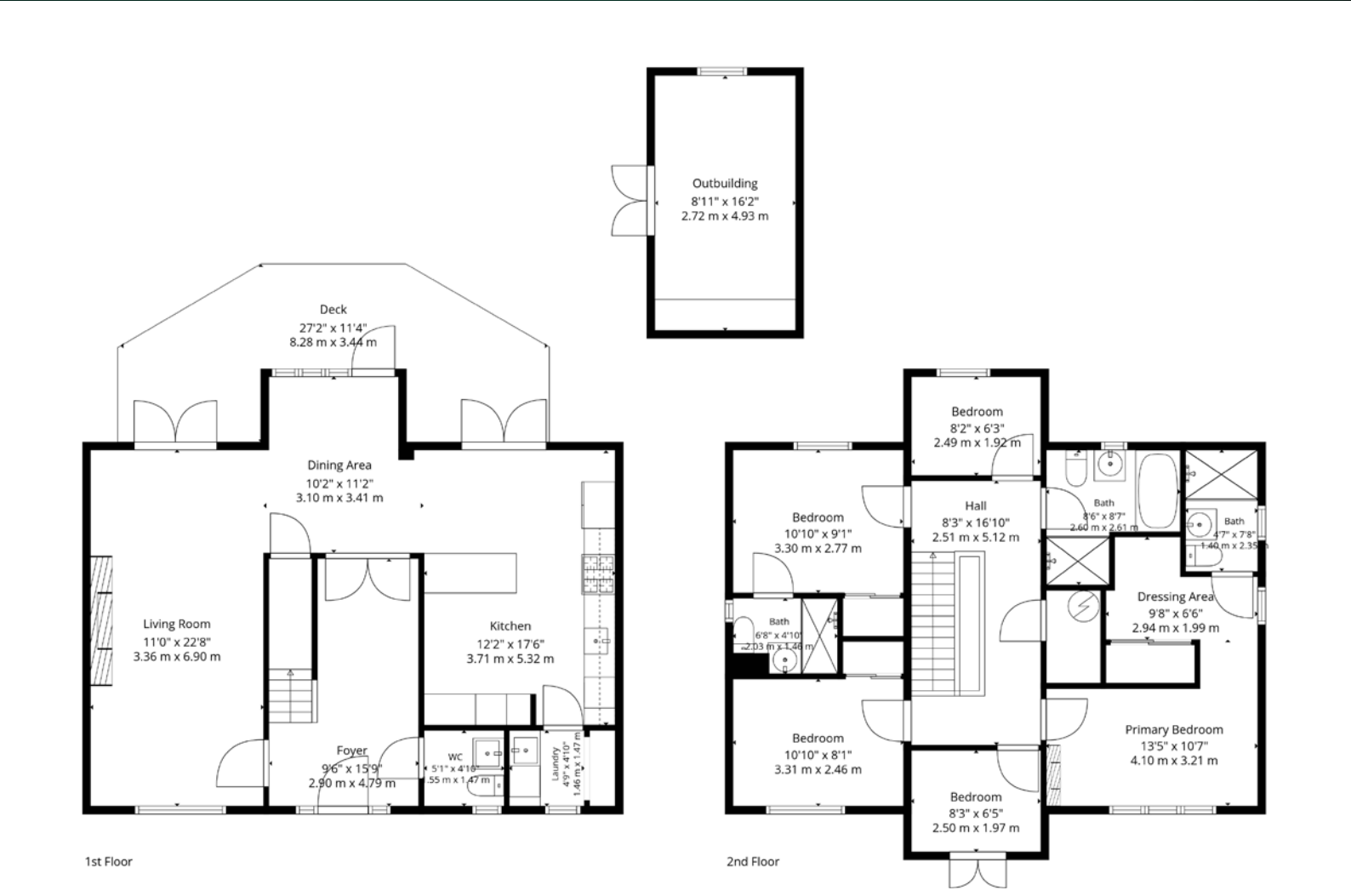
Externally, the property continues to impress with a beautifully maintained front garden, an attractive entrance and ample private parking in addition to a versatile outbuilding. The expansive rear garden has been thoughtfully landscaped with a generous decking area, lawn and children's play area, making it an ideal space for families and outdoor entertaining.

A standout feature is the substantial detached outbuilding, offering outstanding flexibility as a home office, studio, gym, guest accommodation or dedicated social and entertainment space.

EXTERNALS

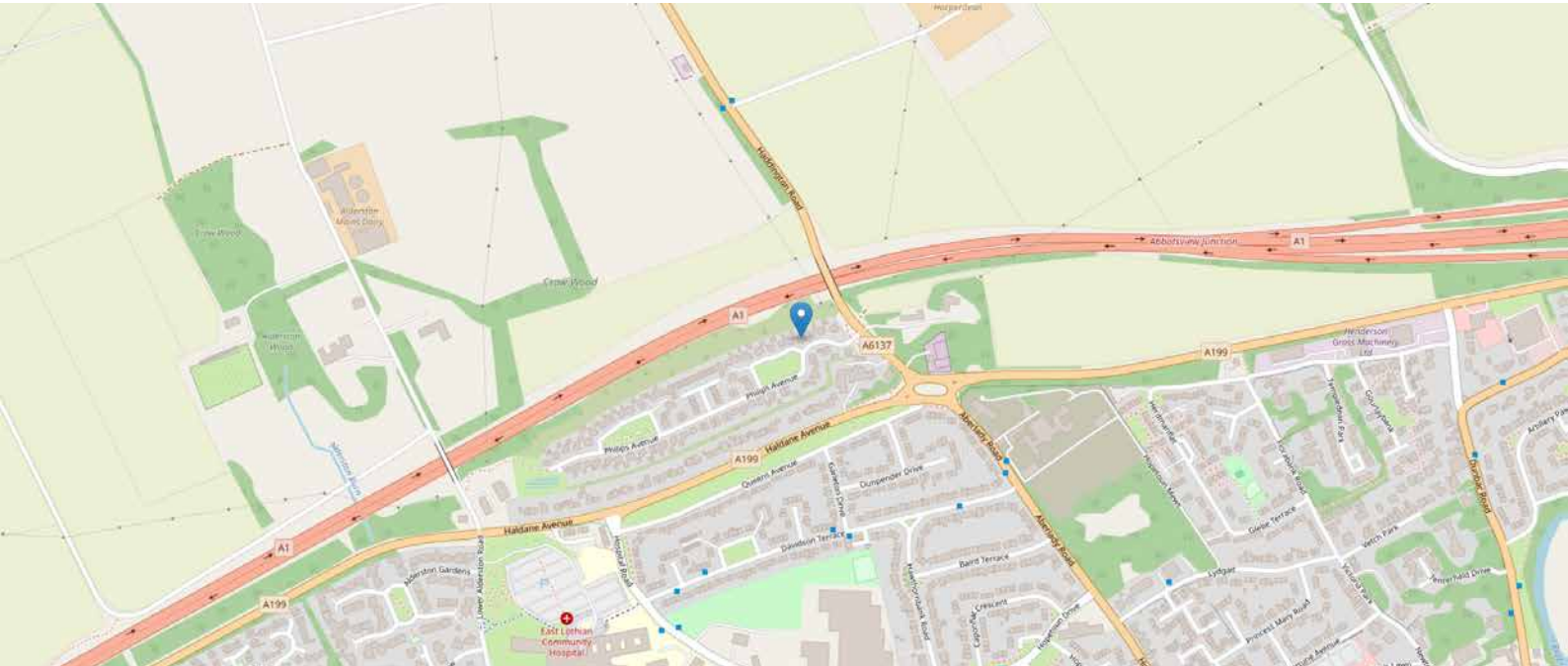


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 180m² | EPC Rating: B



THE LOCATION

Situated in the charming market town of Haddington, 8 Phillips Avenue enjoys a peaceful yet highly convenient setting in the heart of East Lothian. Renowned for its excellent schools, vibrant High Street, independent cafés and scenic riverside walks, Haddington offers an exceptional lifestyle for families and professionals alike.





The property benefits from easy access to a wide range of local amenities, leisure facilities and beautiful countryside, while Edinburgh is within comfortable commuting distance by road and regular public transport. Combining the character of a historic town with the convenience of modern living, this is a location that continues to be one of East Lothian's most desirable places to call home.



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