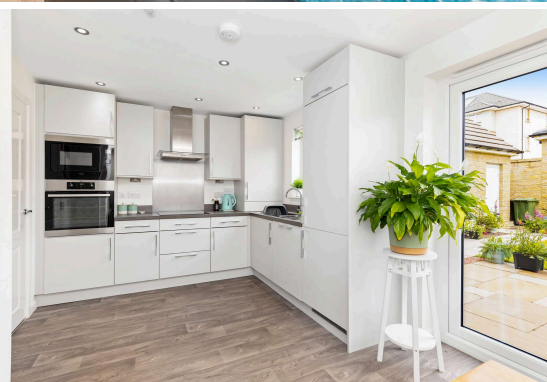




3 Stanton Marches  
HADDINGTON | EH41 3FB

  
**warners**  
solicitors & estate agents





## 3 Stanton Marches

HADDINGTON | EH41 3FB

Beautifully presented five-bedroom semi-detached house set over three floors, part of a sought-after development with private driveway and garage, located in the popular East Lothian market town of Haddington, which lies approximately 16 miles east of Edinburgh city centre.

This property occupies a pleasant situation on a well-tended modern development and internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs on the ground floor, arguably the main hub of the property, there is a bright and spacious living room, a fully fitted kitchen that has patio doors out to the rear garden and currently comprises a fridge/freezer, built in microwave, induction hob, oven, fan, dining area and utility cupboard, there is also a handy downstairs WC.

On the first floor there are two well-proportioned bedrooms both benefitting from built in storage and the master benefitting from a Juliet balcony and an en-suite shower room. Upstairs on the top floor there are a further three well-proportioned bedrooms with built in storage and stunning views.

There is also an attic for further storage needs and completing the accommodation a stylish bathroom with shower over the bath and a heated towel rail. The property also benefits from a rear garden made up of lawn and a patio, a private driveway giving off street parking, a garage, EV charger and outside tap. Early viewing is highly recommended.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Beautiful five-bedroom semi-detached house
- Bright and Spacious living room
- Fully fitted kitchen with patio doors
- Five Bedrooms including stylish en-suite
- Further stylish bathroom
- Downstairs WC
- Private Driveway
- Private Garage
- Private rear garden with lawn and patio
- EV Charger and outside tap
- Gas central heating and double glazing

Energy Rating B

Council Tax F

There are 2 factor costs - The Immediate Development is managed by Spiers Gumley which is approximately £200 per annum.

The wider estate is managed by Ross & Liddell which is approximately £100 per annum.

All fixtures, fittings (curtains excluded), integrated appliances, the washing machine and the EV charger are included in the sale.

The two black leather sofas may be available through separate negotiation.



The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level, with the brand new Letham Mains Primary school only minutes away. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

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