



83 Arthurs Way  
HADDINGTON | EH41 3DF

  
**warners**  
solicitors & estate agents







## 83 Arthurs Way

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Warners are delighted to present this truly impressive four-bedroom detached family home, quietly positioned on an enviable corner plot within a highly regarded modern development in the popular East Lothian market town of Haddington. Enjoying a peaceful setting with a pleasant woodland outlook, the property offers contemporary interiors, flexible living space and extensive private gardens to the front, side and rear, making it an ideal choice for modern family life.

A welcoming hallway leads through to a bright and generously proportioned living room overlooking the front garden, providing a comfortable and relaxing space. A further versatile room on the ground floor offers excellent flexibility and is ideal for use as a home office, family room or potential fifth bedroom. To the rear, the stylish open-plan kitchen and dining room forms the heart of the home, finished to a high standard with sleek cabinetry, quality integrated appliances, under-cabinet lighting and ample storage. French doors open directly onto the landscaped rear garden, creating a seamless connection between indoor and outdoor living, while a convenient WC and large storage cupboard complete the ground floor accommodation.

Upstairs, there are four well-proportioned double bedrooms, all offering excellent comfort and versatility. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom featuring a stylish three-piece suite.

Externally, the property continues to impress with extensive and beautifully maintained gardens wrapping around the home, offering a high degree of privacy and attractive views towards surrounding woodland. A generously sized monobloc driveway provides ample off-street parking and leads to a detached single garage. Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the space, setting and quality of this exceptional family home. Ideal family home in a popular East Lothian location close to amenities and transport links

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





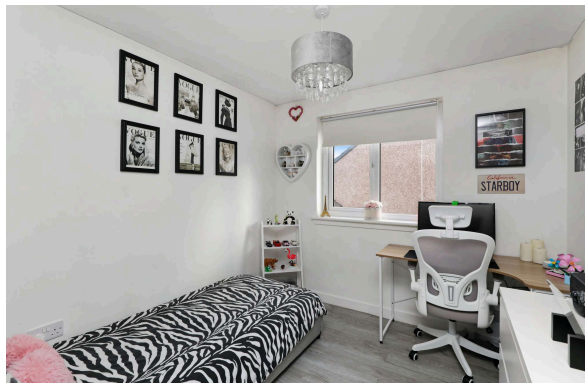


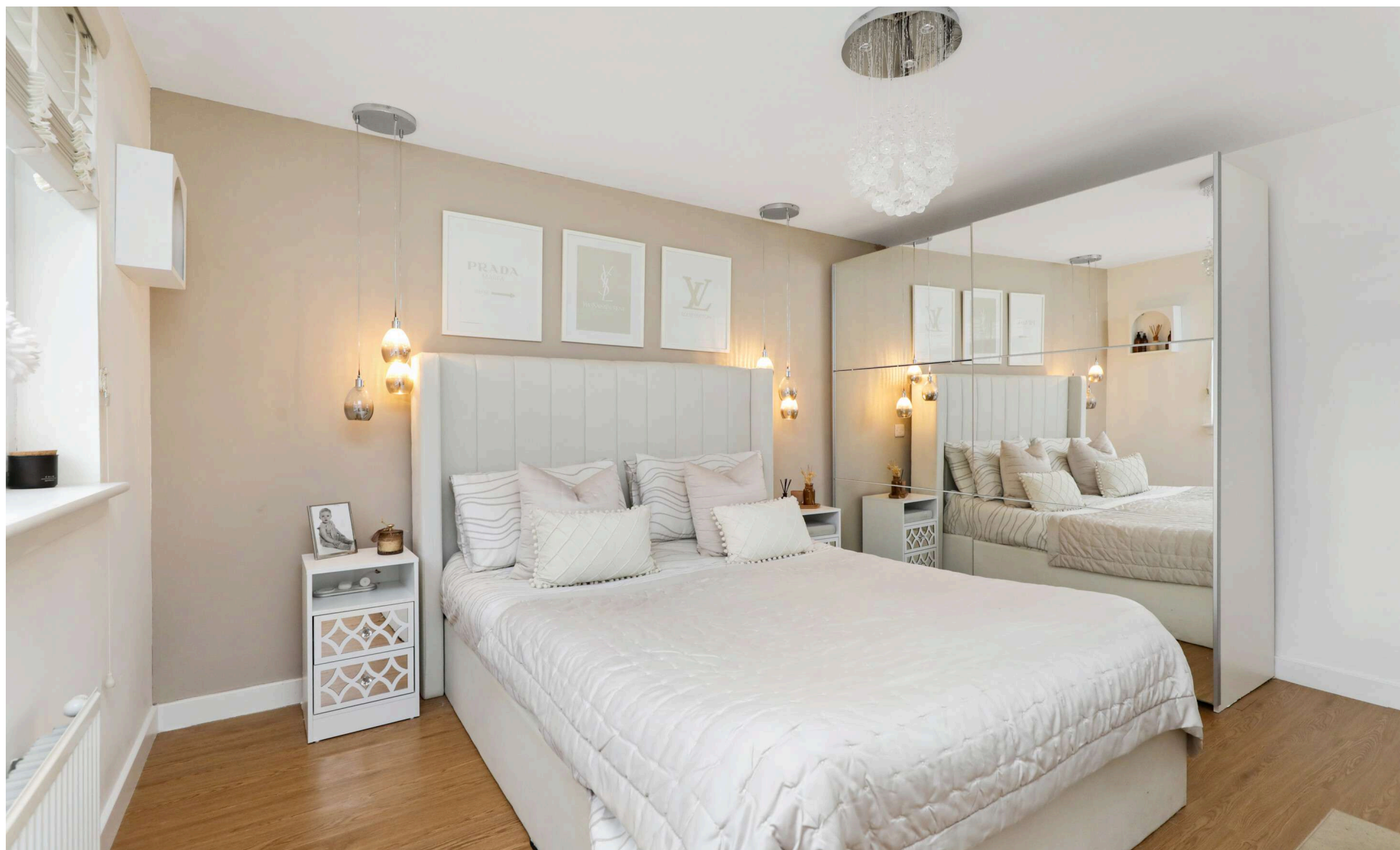
- Quiet corner plot within a sought-after modern development, presented to the market in walk in condition.
  - Extensive private gardens to the front, side and rear
  - Attractive woodland outlook
  - Welcoming entrance hallway
  - Bright and spacious living room overlooking the front garden
  - Versatile study / family room / potential fifth bedroom
  - Stylish open-plan kitchen and dining room with quality integrated appliances and under-cabinet lighting. French doors leading from the dining area to the rear garden
  - Ground floor WC and large storage cupboard
  - Principal double bedroom with contemporary en-suite shower room
  - Three further well-proportioned double bedrooms
  - Modern family bathroom with three-piece suite and waterfall shower over bath
  - Detached single garage
  - Private Driveway
  - Gas central heating and double glazing
- Integrated kitchen appliances will be included in the sale of the property along with American style fridge freezer, TV bracket and all blinds. EPC: CT: Factoring: Approx: £400 P/Y to SGPM



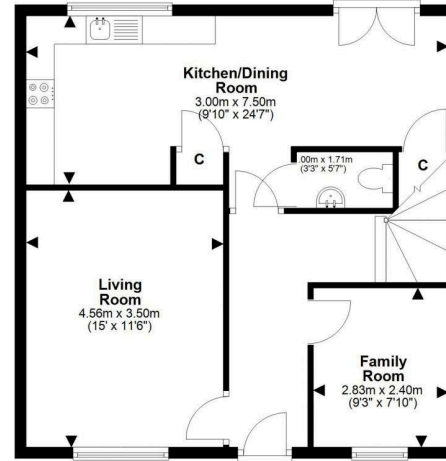
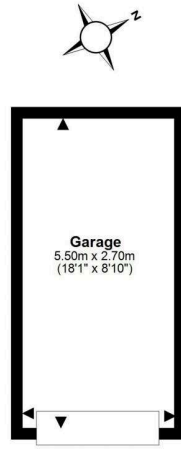


The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural 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, in addition to a variety of clubs and organisations to cater for adults and children alike. 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. 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.

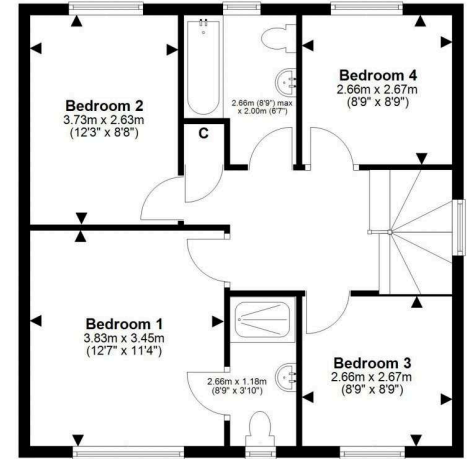








**Ground Floor**



**First Floor**

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.