



8 Kerr Loan

Haddington, EH41 3DZ



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78sqm

EPC

C

AS Anderson
Strathern

8 Kerr Loan

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Presented in excellent order throughout, 8 Kerr Loan is a beautifully maintained three-bedroom semi-detached family home, forming part of a popular modern development close to all that Haddington has to offer.

Upon entering, a welcoming entrance hall leads through to a bright and spacious living and dining room, thoughtfully decorated and further enhanced by custom wooden panelling. Patio doors open directly onto the private rear garden, creating a seamless connection between the indoors and outdoors. The well-appointed kitchen benefits from ample storage and workspace, while a convenient WC and two storage cupboards complete the ground floor.

Upstairs, the property offers three comfortable bedrooms, including a generous principal bedroom with built-in double wardrobes, custom panelling, and two large windows letting in plenty of natural light. The remaining bedrooms are also a good size, offering flexibility for growing families or those working from home. Finally, the modern family bathroom is equipped with a WC, hand basin, and bath with shower over.

Externally, the home enjoys an enviable position within the development thanks to its open outlook, generous corner plot, and private gardens to front, side, and rear. The rear gardens are a particular highlight, thanks to a paved footpath and large slabbed area to the back as well as an area laid to lawn, making them particularly suited for those looking for a low-maintenance outdoor setup.

Further benefits include solar panels, double glazing, gas central heating, an insulated attic, and a private parking space.

Property features

- Semi-detached home
- Living/dining room
- Patio doors to rear garden
- Private parking space
- Solar panels
- Gas central heating
- Double glazing
- Front, rear & side gardens



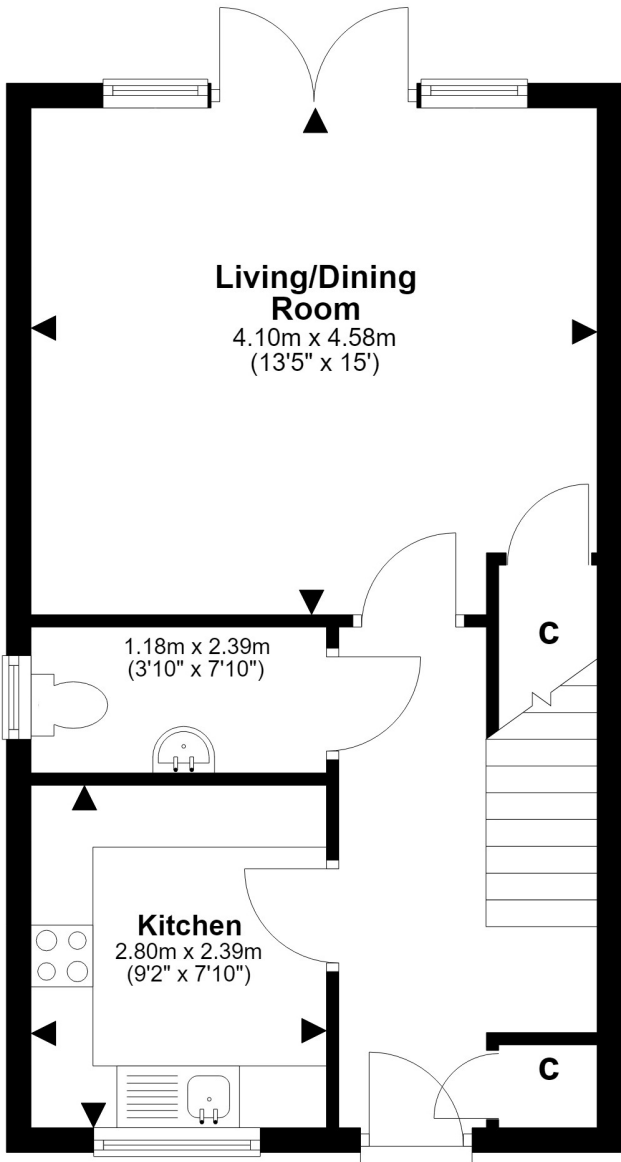




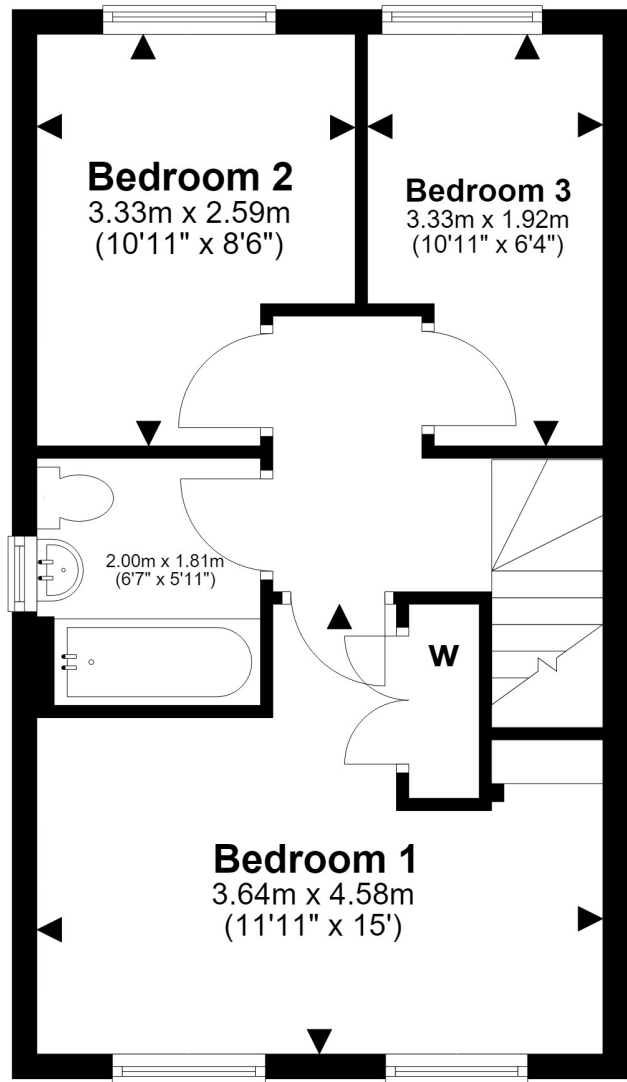
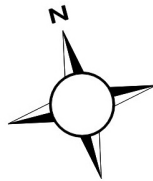
Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.





Ground Floor



First Floor

Extras

The items included in the sale of the property are the garden shed, carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures.

Council Tax band E

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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