



8 PARK LANE

Haddington, East Lothian, EH41 4EJ



2

Public Room



4

Bedrooms



1

Bathroom



8 PARK LANE

Welcome to a four-bedroom link-detached house which offers bright and spacious interiors finished in neutral tones throughout. This beautiful home further benefits from a generous breakfasting kitchen, as well as a modern four-piece bathroom and separate WC. It has two dedicated reception rooms and offers the flexibility to meet a range of lifestyles. Furthermore, this family home benefits from secure private parking and an enclosed rear garden which has a neat lawn and a southeast-facing aspect.

Situated near open farmland, the property has a family-friendly location in the market town of Haddington. It offers proximity to the surrounding countryside, whilst remaining within easy reach of local amenities, schools, and regular bus links. There are public parks close by as well, adding to its appeal for families. In addition, it offers easy access to the A1 ensuring a speedy commute into Edinburgh city centre (which can be reached in as little as 35 minutes by car). It is a fantastic location that offers convenience, swift commutes to the capital, and a short driving distance to East Lothian's picturesque coastline.







C

EPC
RATING

F

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A large link-detached house with neutral décor
- Prime location in popular Haddington
- Views of the neighbouring farmland
- Bright hall with generous storage and WC
- Spacious, light-filled living room
- Dining room with rear garden access
- Well-appointed breakfasting kitchen
- Three double bedrooms (two with wardrobes)
- Versatile single bedroom/home office
- Four-piece bathroom with shower cubicle
- Mature gardens to the front and suntrap rear
- Private driveway and an integral garage







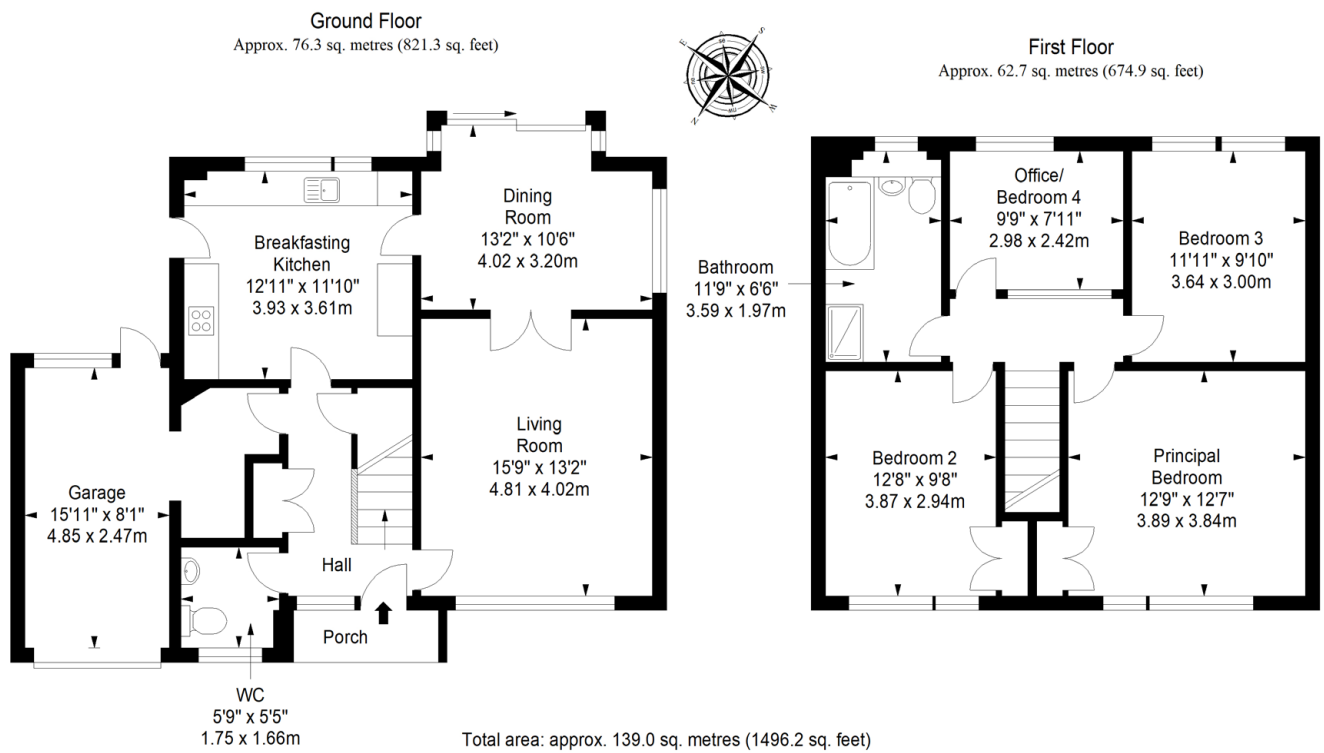


Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



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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