



15 PITCHER WAY
HADDINGTON, EAST LoTHIAN, EH41 3DL





Welcome to an executive four/five-bedroom detached house in Haddington, which is of an exceptional standard offering spacious and highly versatile accommodation with attractive interior design and high-quality finishings. The large family home further boasts a generously appointed kitchen/dining room, as well as a modern family bathroom, two en-suites, and a WC. Furthermore, the property has private parking for three cars and a beautiful rear garden.

Inside, the hall instantly sets the standards, offering a wonderful introduction and a WC. Directly ahead is the living room. Here, neutral décor is enlivened by a deep-blue accent wall, creating a sophisticated environment. Large windows flood the room in natural light, as the spacious dimensions accommodate an excellent range of comfy furnishings. Sat adjacent, the kitchen/dining room has a generous footprint fronted by French doors for a seamless flow into the rear garden – perfect for summer get-togethers. A modern design and monochrome-inspired colour palette further elevate the space, providing abundant cabinet storage in white and downlit, stone-textured worktops. A bold red accent wall brings a cheerful splash of colour, while integrated appliances create that desirable streamlined look. A separate utility room provides additional storage.

FEATURES

- An executive detached house in popular Haddington
- Welcoming entrance hall with a convenient WC
- Spacious living room with sophisticated styling
- Flexible sitting/formal dining/fifth double bedroom
- Modern kitchen/dining room with French doors
- Separate utility room with built-in storage
- Naturally-lit landing with an airing cupboard
- Large principal suite with two walk-in wardrobes
- Three further double bedrooms
- Modern three-piece en-suite shower room
- Three-piece Jack-and-Jill en-suite shower room
- Stylish family bathroom with four-piece suite
- Landscaped gardens with two powered sheds
- Two-car driveway and an integrated garage
- Gas central heating, double glazing, and solar roof panels





Completing the ground-floor is a flexible sitting/formal dining room that could be used as a fifth double bedroom. Upstairs, the four double bedrooms maintain the careful eye for detail. The large principal suite has the luxury of two walk-in wardrobes and a quality en-suite shower room. Similarly, bedrooms two and three share a Jack-and-Jill en-suite shower room, while bedroom four highlights the home's versatility being arranged as an office. A stylish four-piece family bathroom completes the interiors. The property has gas central heating and double glazing, as well as a solar-panelled roof. Outside, the home has a neatly-kept front garden and a two-car driveway leading to an integrated garage. Meanwhile, the enclosed rear garden offers excellent privacy and plenty of space for families. It is landscaped, featuring a patio, a manicured lawn, two sheds with power, and colourful flowers. Extras: all fitted floor coverings, select light fittings, and integrated appliances (double oven, gas hob, concealed extractor, fridge/freezer, dishwasher, and washing machine), and two external sheds with power are included.







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.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

espc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

