



# 14 Lydgait

Haddington, EH41 3LG



3



2



2



112sqm

**EPC**

E

**AS** Anderson  
Strathern



Just a five-minute stroll from Haddington's vibrant High Street, 14 Lydgait is a beautifully extended 1930s semi-detached bungalow offering approximately 112sqm of generous, flexible living space.

Stepping into the property, a bright foyer and hallway set the welcoming tone. To the left lies the spacious, south-facing living room, complete with an attractive feature fireplace. This room flows naturally into a dedicated dining area, which connects to both the kitchen and a small study, ideal for home working.

The contemporary kitchen is fitted with modern wall and base units, extensive worktop space, a double oven, electric hob, integrated dishwasher, washing machine, and direct access to the rear garden. The adjoining study houses the fridge freezer and provides entry to useful under-stair storage. Both spaces enjoy excellent natural light and peaceful views over the garden, especially from the picture window located in the kitchen.

Also on the ground floor is the principal bedroom, enhanced by a charming south-facing bay window and a generous ensuite with a four-piece suite. A second double bedroom and a family shower room complete this level.

Upstairs, a generous and versatile landing currently used as a home office leads to the third double bedroom, which features a Velux window overlooking the rear garden. Access to eaves storage is also available on this floor.

Externally, the home boasts mature, landscaped gardens to both the front and rear, well-established fruit trees, along with a monobloc driveway with ample space for two vehicles, as well as unrestricted on street parking.

The property sits within a friendly, well-established community. The area benefits from excellent local schooling, with Haddington Primary, Letham Mains Primary, St Mary's RC Primary, and Yester Primary all within the catchment area, and all feeding into Knox Academy, the local secondary school for the town.

Additional benefits include double glazing, gas central heating, and an abundance of storage throughout.

## Property features

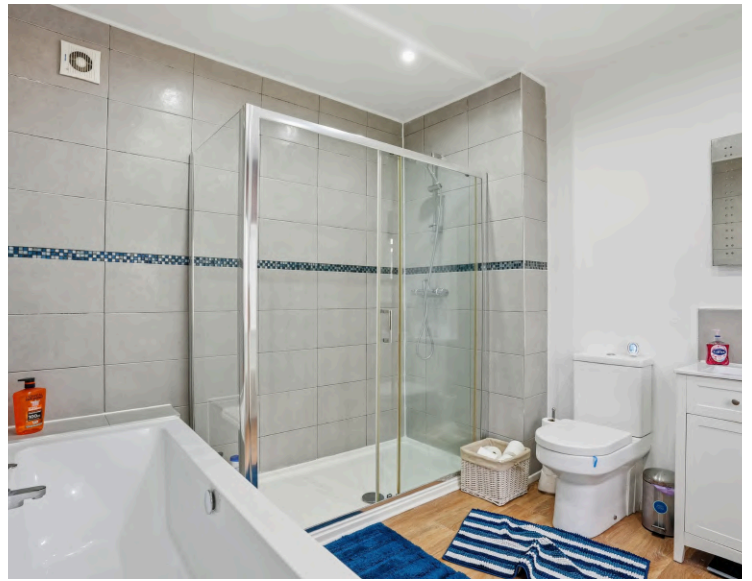
- Delightfully extended
- Excellent location
- Three double bedrooms
- Two-car monobloc driveway
- Extensive mature gardens
- South-facing living room
- Flexible office spaces
- Gas central heating
- Double glazing
- Plentiful storage
- Great family home











## 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 counties 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.

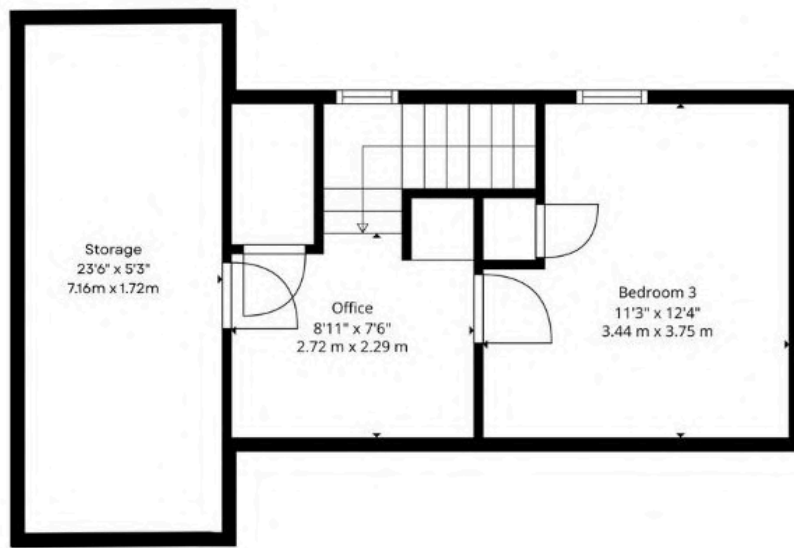




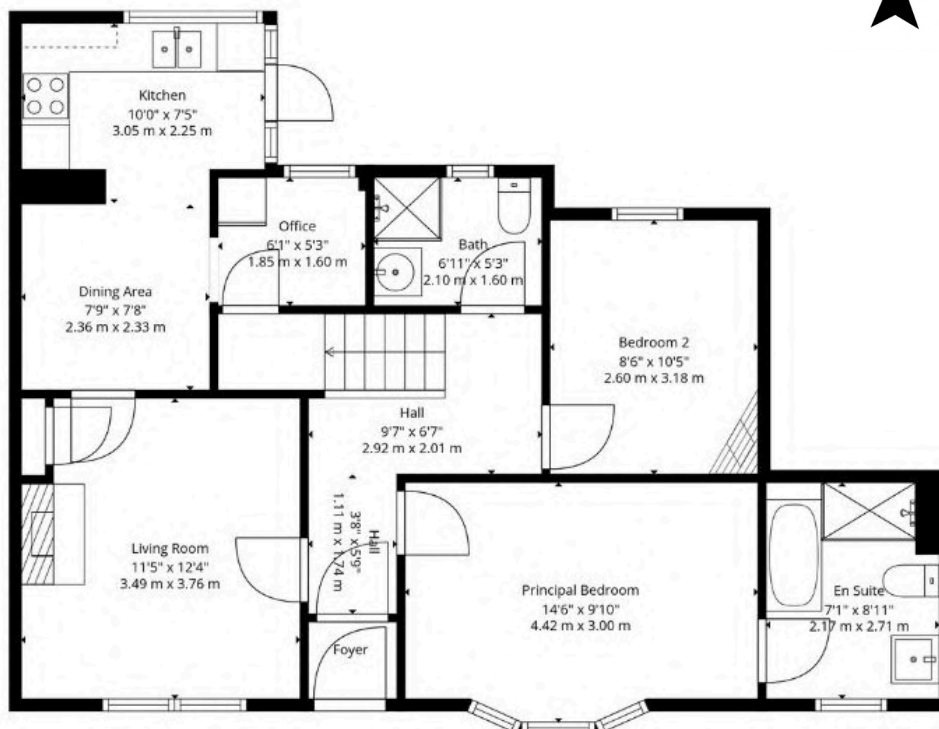








2nd Floor



1st Floor

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto: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.

**espc**

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