

# 56 Tandberg Way

HADDINGTON | EH41 3GA

warners

solicitors & estate agents







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Warners are delighted to present this beautifully presented three-bedroom semi-detached villa, situated within a popular modern residential development in the sought-after East Lothian town of Haddington. Offering bright, well-proportioned living spaces, a generous sized rear garden and private driveway, this attractive home is perfectly suited to families and professionals seeking modern living in a convenient location. The property opens into a welcoming entrance hallway leading to a bright and comfortable living room, tastefully decorated in neutral tones and offering ample space for relaxing furniture. To the rear, the spacious kitchen/dining room features contemporary light grey cabinetry, contrasting worktops and a range of integrated appliances. A dedicated dining area enjoys French doors opening directly onto the rear garden, creating a lovely setting for family meals and entertaining. A convenient ground-floor WC and useful storage complete the downstairs layout. Upstairs, the generously proportioned principal bedroom benefits from a private en-suite shower room, while two further bedrooms offer flexibility for family living, guests or home working. A modern family bathroom with a white three-piece suite completes the upper floor. Externally, the property enjoys a generous, fully enclosed rear garden, predominantly laid to lawn with a seating area, providing a wonderful space for outdoor relaxation and entertaining. A private monoblock driveway offers convenient off-street parking, while further benefits include gas central heating, double glazing and solar panels. Early viewing is highly recommended to appreciate the attractive presentation, generous proportions and excellent location of this appealing family home.

- Beautifully presented three-bedroom semi-detached villa
- Situated within a popular modern residential development in Haddington
- Bright and spacious living room
- Contemporary fitted kitchen with integrated appliances, French doors opening onto the rear garden
- Convenient ground-floor WC
- Well-proportioned principal bedroom with en-suite shower room
- Two further bedrooms
- Modern family bathroom with three-piece suite
- Generous, fully enclosed rear garden with lawn and seating area
- Private monoblock driveway
- Gas central heating, double glazing and solar panels

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







All integrated kitchen appliances will be included in the sale of the property along with blinds and curtain polls. Other items may be available with separate negotiation. EPC:B. CT: E. Factoring: Ross & Liddel Approx. £104 P/Y.

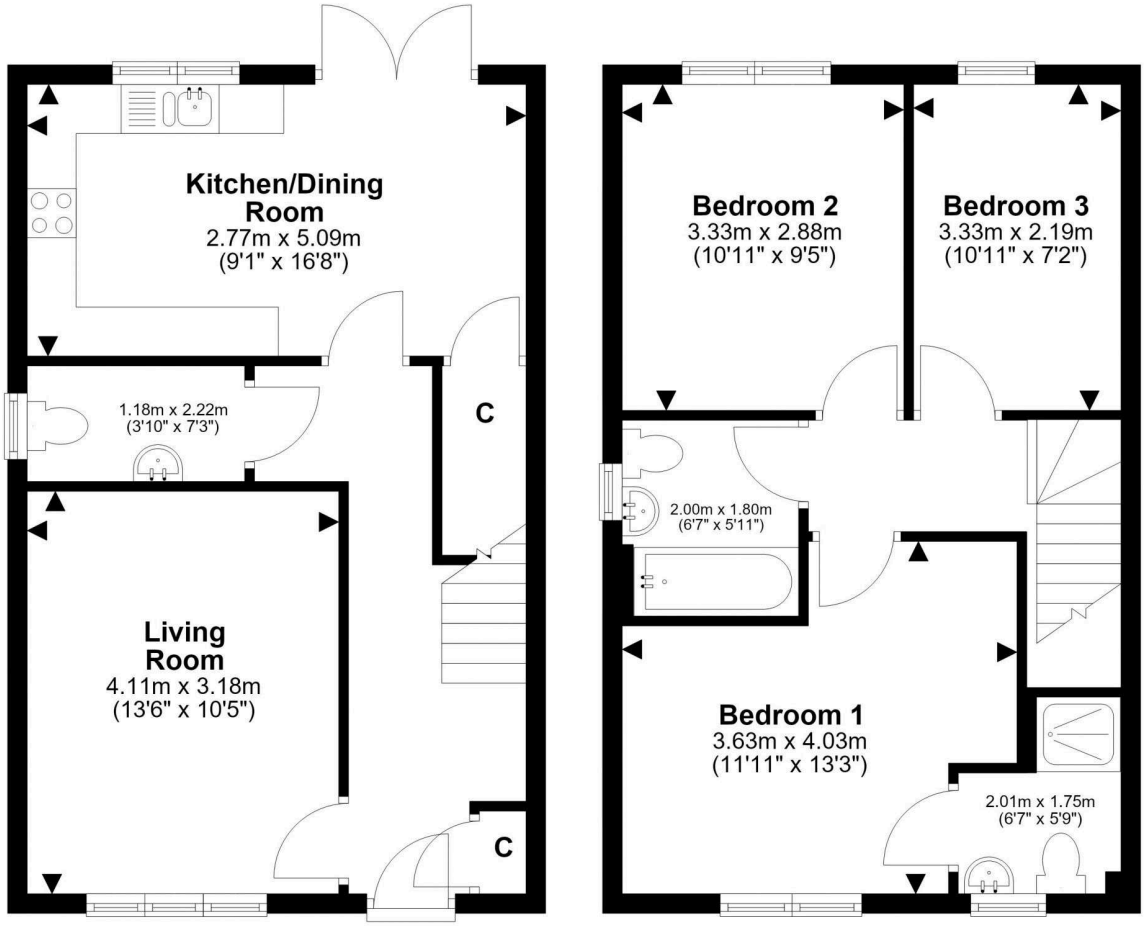
The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural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

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