



3 Acredales Walk

Haddington, EH41 4RR



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48sqm

EPC

C

AS Anderson
Strathern

3 Acredales Walk

Haddington, EH41 4RR

Beautifully positioned in a quiet residential street, this bright semi-detached bungalow offers comfortable single-storey living, a practical layout, and well-proportioned rooms throughout.

The spacious front living room enjoys excellent natural light and an open aspect, creating an inviting central space for relaxing or entertaining. The adjoining kitchen provides direct access to the driveway and rear garden, and offers ample cabinetry and worktop space.

Two well-proportioned bedrooms sit to the rear. Bedroom 1 benefits from fitted mirrored wardrobes, while Bedroom 2 offers a blank canvas and could easily serve as a guest room, home office, or hobby space. A modern wet-room completes the layout, adding convenience and enhancing the home's suitability for those seeking accessible, ground-level accommodation.

The rear garden is fully south-facing, enclosed, and designed for low maintenance, while the long driveway provides generous off-street parking and leads to a detached garage. Further benefits include an electric fireplace, gas central heating, and double glazing throughout.

The bungalow's layout, level access, and manageable size make it an excellent choice for downsizers, anyone prioritising ease of movement, or buyers looking to personalise a well-kept home in a popular area.

Property features

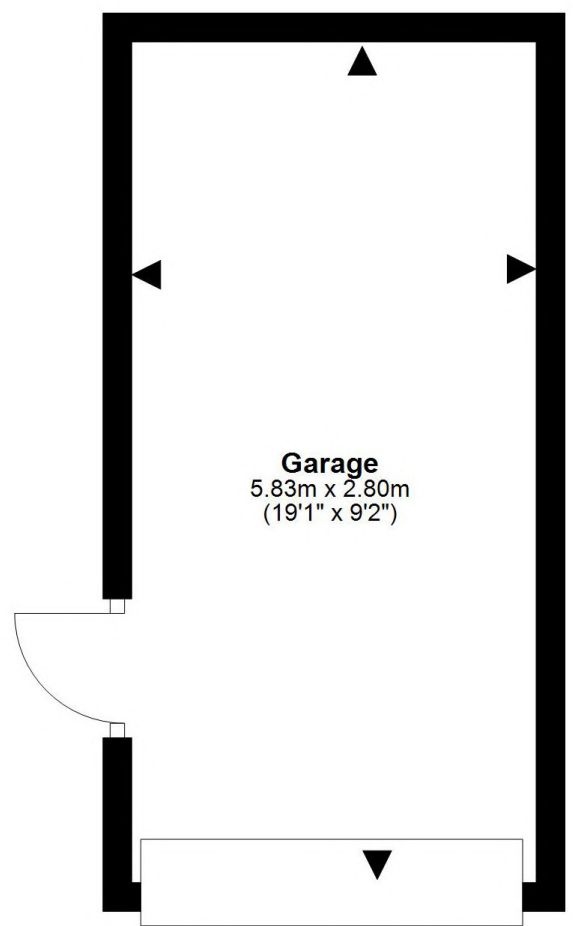
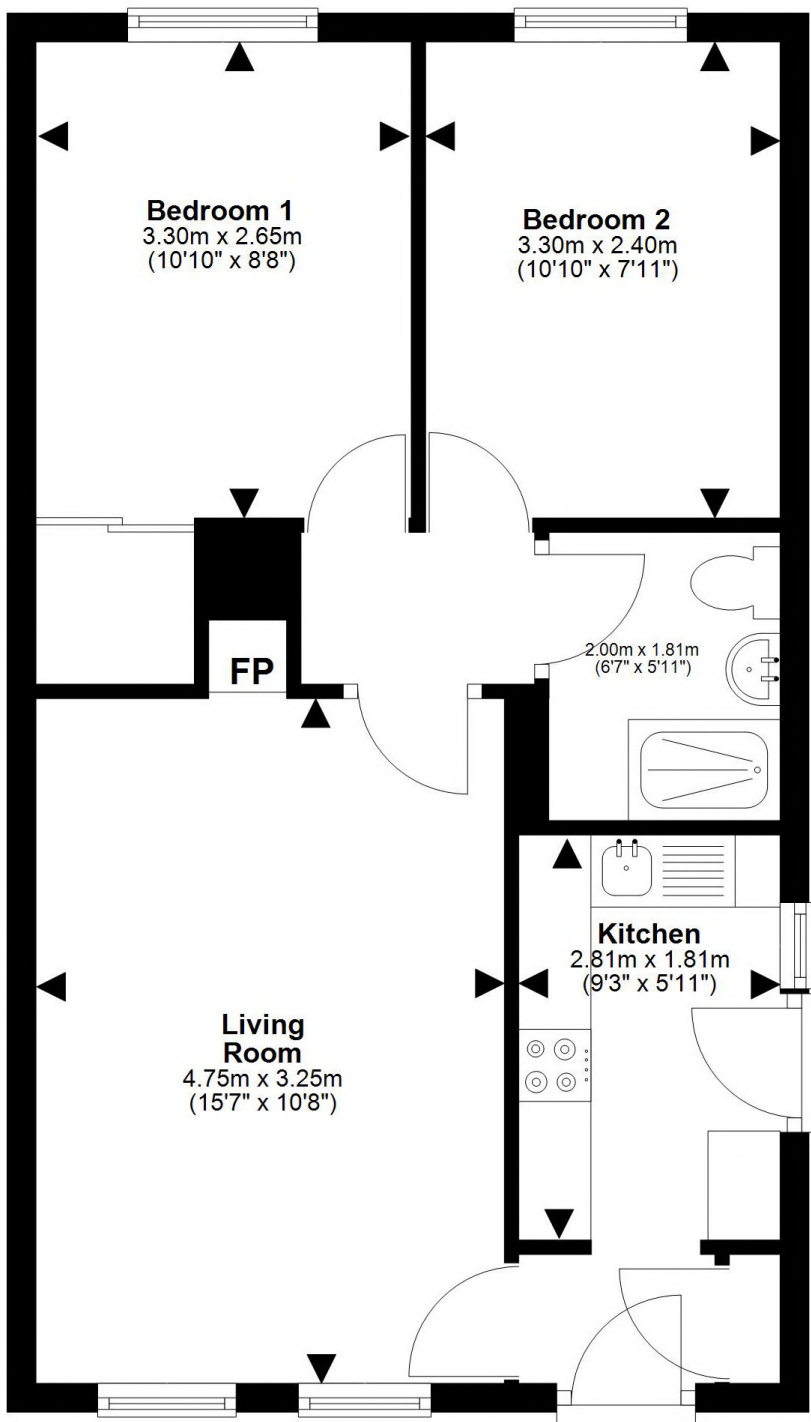
- Paved south-facing rear garden
- Driveway with detached garage
- Modern shower room
- Electric fireplace
- Pebbled front garden
- Gas central heating
- Double glazing





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 a 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.



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.

Extras

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

Council Tax band C

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.

espc

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