



**47 SEGGARSDEAN PARK**  
HADDINGTON, EAST LoTHIAN, EH41 4NB



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An appealing family home with a desirable market town address, this three-bedroom semi-detached house in charming Haddington enjoys a south-facing rear aspect, social open-plan living, and a fully enclosed, easy-upkeep garden with a powered garden room/home office. A garage and private driveway provide convenient parking, while Seggarsdean Park offers a peaceful, family-friendly setting within easy walking distance of the town centre and scenic surrounding countryside. Local schooling is conveniently located within a 10-minute drive, and Edinburgh is accessible in approximately 30 minutes.

A practical enclosed porch leads into an entrance hall with a WC cloakroom, ideal for everyday use and guests alike. The ground floor is thoughtfully designed for modern family life and entertaining, with a spacious, comfortably carpeted living/dining room flowing openly into the kitchen. This sociable space is filled with all-day sun and connects seamlessly to the rear garden. Centred around a breakfasting peninsula, the kitchen is exceptionally stylish and well equipped, finished in contrasting white, stone, and oak-effect tones, with sleek gloss cabinetry, illuminated workspace, and an integrated induction hob, raised oven and microwave, fridge freezer, wine fridge, dishwasher, and washing machine.

## FEATURES

- Quiet, family-friendly setting in desirable Haddington
- Modern semi-detached house with inviting interiors
- Enclosed porch with storage and entrance hall with a WC
- Open-plan living/dining room and stylish kitchen with a south-facing aspect and garden access
- Breakfast island and integrated appliances in the kitchen
- One double bedroom and two spacious single bedrooms (one with storage)
- Bright bathroom with rainfall shower over bath
- Secure, easy-upkeep garden with a detached, powered home office
- Private driveway and attached single garage
- Gas central heating and double glazing





Upstairs, a naturally lit landing (with storage and loft access) leads to one double bedroom and two well-proportioned single bedrooms, all attractively presented and softly carpeted. Completing the first floor is a bright, contemporary bathroom featuring a WC suite and an L-shaped bath with an overhead rainfall shower, framed by neutral large-format tiling. Gas central heating and double glazing ensure excellent comfort and efficiency.

Externally, the fully enclosed rear garden has been landscaped for easy maintenance, featuring a generous decked terrace and an artificial lawn—ideal for safe family recreation and those with busy lifestyles. Additionally, there is a detached powered office for quiet home working or hobbies. To the front, a two-car driveway and attached single garage offer private parking and storage.

Extras: All fitted flooring, window coverings, light fittings, and integrated appliances are included in the sale.







### Haddington, East Lothian

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.







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#### HOUSE SALES

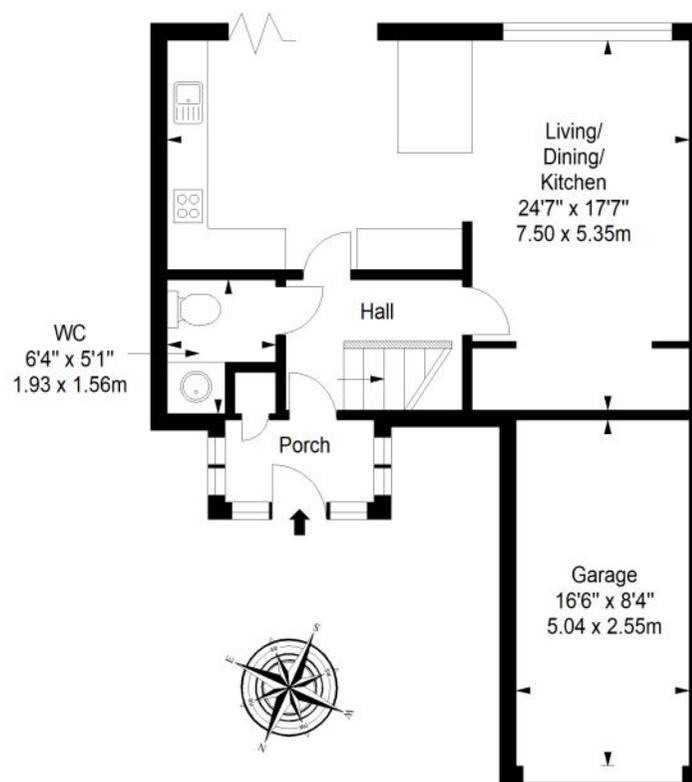
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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

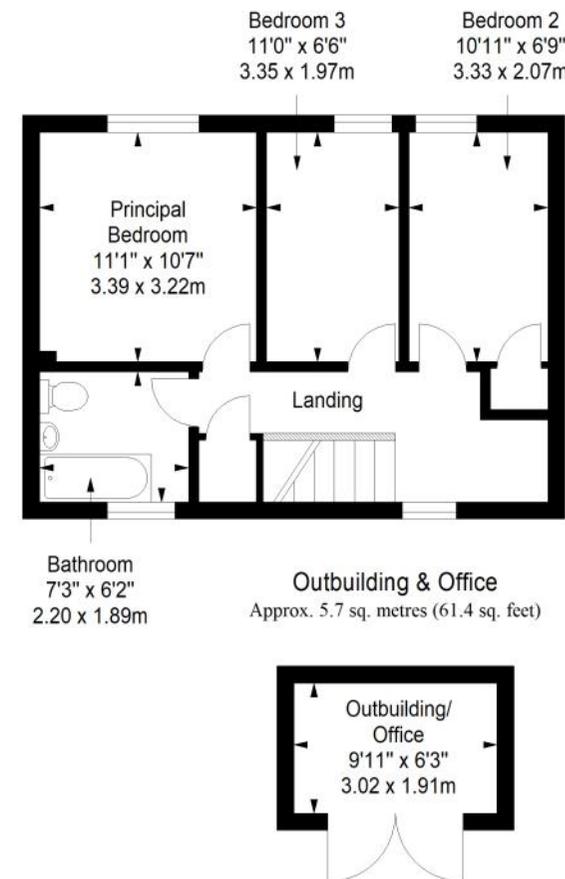
### Ground Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 84.4 sq. metres (908.5 sq. feet)