



Priorsford, 10 Vetch Park

Haddington, EH41 3LH



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154sqm

EPC

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AS Anderson
Strathern

Priorsford, 10 Vetch Park Haddington, EH41 3LH

10 Vetch Park is a handsome stone-built semi-detached Victorian villa, dating from around 1890, which has been thoughtfully extended and refurbished to create a warm, characterful, and highly flexible family home. Extending to approximately 154sqm, the property retains a wealth of period detail, including high ceilings, decorative corning, deep skirtings, panelled doors, bay windows, a fireplace, fitted alcove shelving, and an elegant stair with traditional balustrade. The result is a house with a strong sense of period identity, but with the comfort and practicality expected of a well-kept modern home.

The ground floor is arranged around a welcoming hall and includes a particularly generous and attractive sitting room, with a southerly-facing bay window drawing in excellent natural light, a fireplace focal point, and fitted shelving. A separate dining room provides an elegant space for entertaining, and the kitchen has been carefully updated with shaker-style cabinetry, timber worktops, open shelving, and space for informal dining, with a practical utility area beyond.

Also on the ground floor are a bedroom/study, a WC beneath the stair, and a contemporary wet room, creating useful options for guests, home working, or multigenerational living. This part of the layout gives the house a notable degree of versatility without compromising the balance of the principal living spaces.

On the first floor, the principal bedroom is an impressive room of excellent scale, enhanced by a southerly-facing bay window and fine period proportions. There are two further double bedrooms, a box room, and a beautifully finished family bathroom with freestanding bath, separate shower, fitted storage, and attractive tiling.

The property benefits from gas central heating, a mixture of single and double-glazed windows, and loft access via a hatch and ladder. The roof space is insulated, partially floored, and has lighting, with the boiler also located there.

The gardens are a particular delight and form an important part of the property's appeal. Immediately to the rear, mature planting, stone boundary walls, paved areas, and a greenhouse create an attractive and sheltered setting, with the attached garden study providing excellent space for home working or creative use. In addition, further landscaped garden ground across Vetch Park has been beautifully arranged with curved paths, lawns, established borders, seating areas, and a separate shed, giving the property a wonderful sense of greenery and space. The planting provides colour, texture, and structure, while the paths and borders create a pleasing sense of depth and enclosure. Driveway parking adds further practicality.

Property features

- Stone-built semi-detached villa
- Period features
- Refurbished interiors
- Flexible layout
- Ground-floor wet room
- Garden study
- Landscaped gardens
- Driveway
- Gas central heating
- Partial 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 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.









Extras

The items included in the sale of the property are the shed, carpets, fitted floor coverings, integrated appliances, Miele washing machine, window coverings, light fittings and fixtures. The greenhouse may be available by separate negotiation.

Council Tax band G

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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