



29 Tandberg Gardens
HADDINGTON | EH41 3GB


warners
solicitors & estate agents



29 Tandberg Gardens

HADDINGTON | EH41 3GB

Warners are delighted to present this exceptional four-bedroom detached villa, forming part of a modern and highly regarded development in the historic market town of Haddington. Beautifully presented throughout, the property offers spacious, flexible accommodation finished to a high standard, making it an ideal home for growing families seeking comfort, style and excellent connectivity.

The accommodation is entered via a welcoming reception hallway, providing access to the principal living areas. To the rear, a bright and generously proportioned sitting room enjoys a peaceful outlook over the garden, with French doors allowing natural light to pour in while providing direct access outside, perfect for both everyday living and entertaining. To the front, a separate dining room offers a versatile space for formal dining or family use. The contemporary kitchen is well-appointed with a range of modern units, quality worktops and integrated appliances, with further access to the garden enhancing its practicality. A convenient ground floor WC completes the lower level.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, including a spacious principal bedroom benefiting from fitted storage and a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom, fitted with a sleek three-piece suite and shower over bath.

Externally, the home enjoys a fully enclosed and attractively landscaped rear garden, featuring a paved patio, lawn and raised planting beds, ideal for outdoor dining and relaxation. To the front, a double mono-block driveway provides ample off-street parking and leads to an integrated garage. Additional visitor parking is available within the development.

Further benefits include gas central heating enhanced by a Hive smart system, double glazing and solar panels, contributing to improved energy efficiency. Combining generous accommodation, modern features and a sought-after location, this outstanding home represents a superb opportunity, and early viewing is highly recommended.



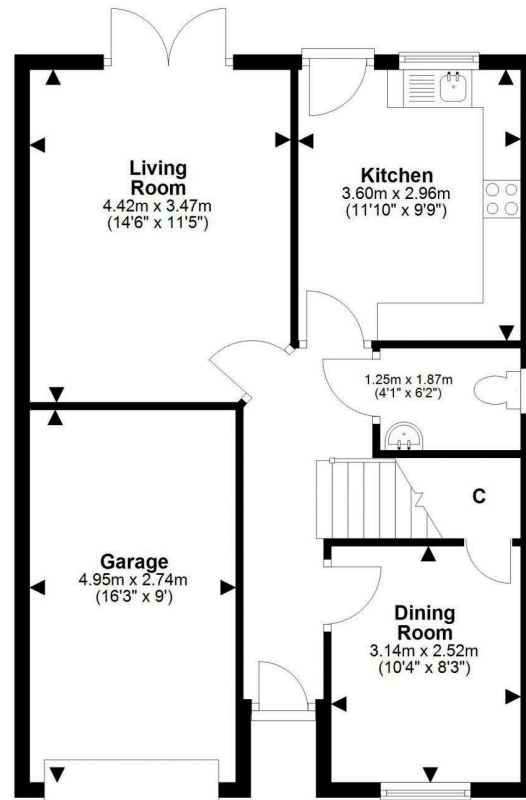
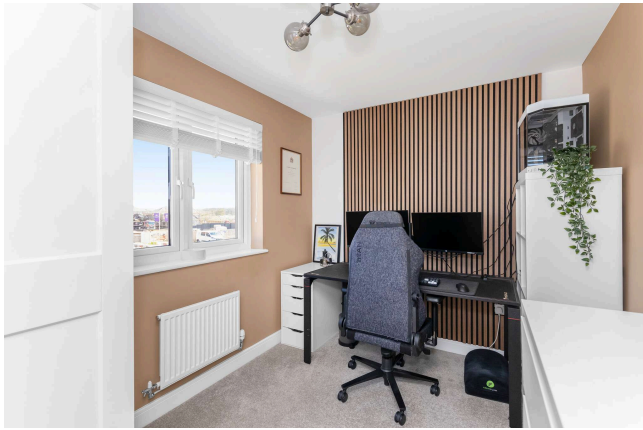
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



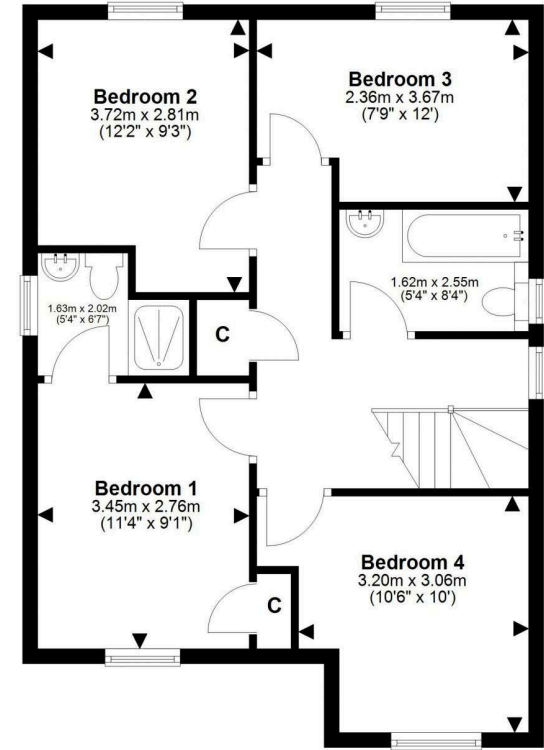
Fitted floor coverings and integrated appliances included. EPC rating: B and factor fees: Ross & Lidell - £105 per annum

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.