

11 Meadowpark, Haddington, EH41 4DS



11 Meadowpark | Haddington | EH41 4DS

Description

Set within a handsome stone-built building in the Haddington conservation area, this well presented two-bedroom main door upper villa combines generous proportions and modern interior to create an impressive home. Within easy reach of local amenities, it offers both charm and convenience and represents an ideal home for an individual or couple.

Features

- Traditional main door upper villa
- Central location with super amenities
- Excellent home for an individual or couple
- Open plan living room/kitchen
- Two double bedrooms
- Contemporary 3-piece suite shower room
- Spacious floored and lined attic with electricity
- Gas central heating and double glazing
- Sunny south-west facing garden

Extras

The oven and hob are included.

EPC Rating: C

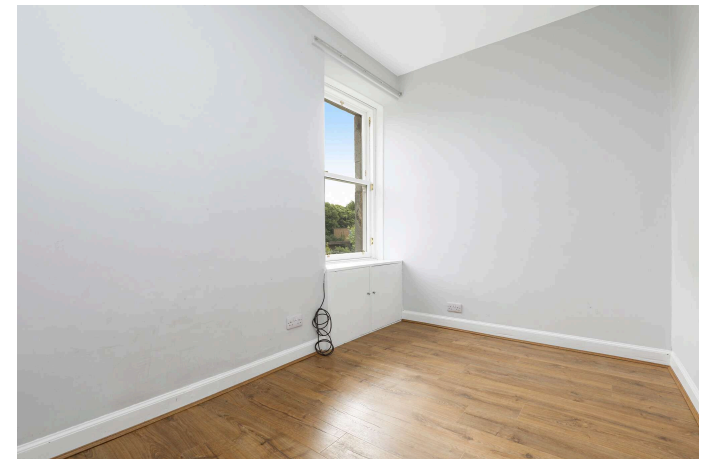
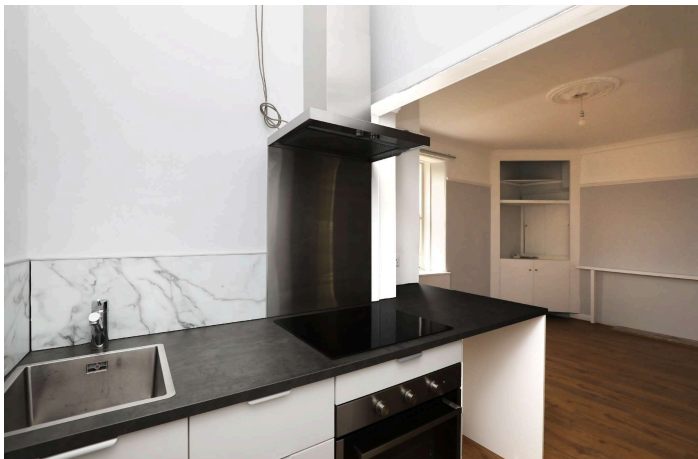
Price and Viewing

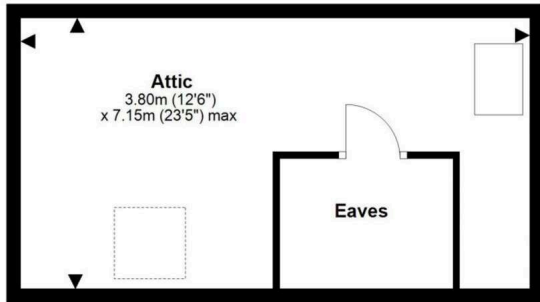
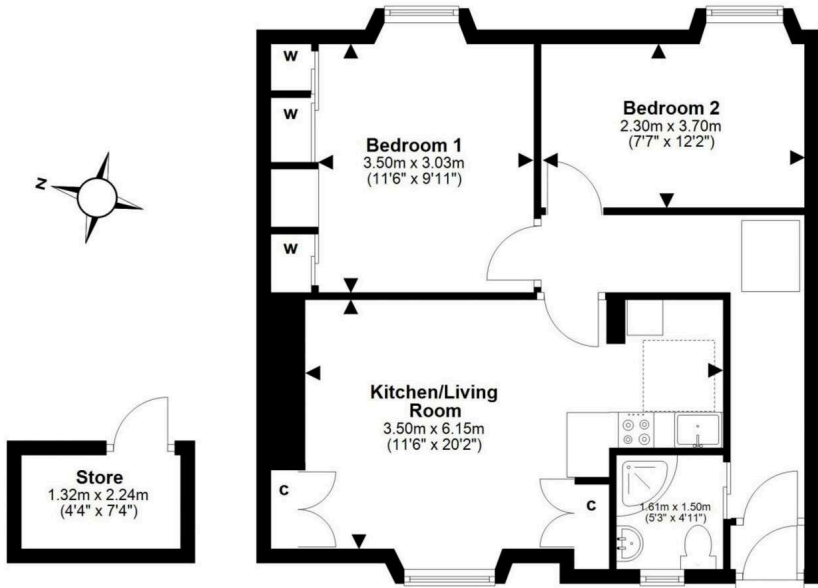
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street and within Haddington itself, there is a range of supermarket shopping including a Tesco. A range of unique shops, eateries and popular brand stores are also within easy reach including the recently developed Haddington Retail Outlet. Schooling at both primary and secondary levels are both catered for within the town. There are several active sports clubs and a swimming pool. Pleasant walks are plentiful in the area and further afield towards the coast including Amisfield Wall Gardens, Gullane (where there is also a choice of highly regarded golf courses), North Berwick and Tantallon Castle. The A1 motorway is within easy reach offering quick and convenient access to the north and south along with a direct connection to the Edinburgh City By-Pass (A720). There are train stations in neighbouring villages with links to Edinburgh and London.





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.



**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

