



Offers Over
£275,000

17 Kerr Loan

Haddington | East Lothian | EH41 3DZ

A bright and well-presented end of terrace house, set on a generous corner plot and finished to a tasteful contemporary style throughout. The property enjoys excellent natural light in all rooms and offers comfortable, flexible accommodation ideally suited to the growing family.

- 3 bedrooms
- 1 public room
- 2 bathrooms plus WC
- Private gardens and office
- Allocated parking space
- EPC Band – B
- Council Tax Band – E



Description

The accommodation is accessed via a welcoming entrance hallway with convenient downstairs WC. The reception room is comfortably proportioned and finished with modern decoration, and French doors which open directly out to the rear garden. The stylish dining kitchen features white base and wall mounted units with coordinated worktops, a selection of integrated appliances, and space for a table and chairs. Dual south and west facing aspects provide a bright and pleasant setting for family dining.

Upstairs, the spacious principal bedroom benefits from an en suite shower room. There is a further smaller double bedroom, along with a cosy dual aspect single room which would make an ideal child's bedroom or nursery. The accommodation is completed by the main family bathroom, fitted with a modern three-piece white suite, splash screen and tiling to the bath and shower areas.



In addition, the property benefits from a substantial garden office, which is set up with internet, light and power and offers a tranquil space for those working from home on a regular basis.

Extras

All integrated appliances, floor coverings, light fittings, window shutters and the garden office will all be included.

Gardens and Parking

There are private gardens to the front and side of the house, bordered by a timber fence and small trees. The rear garden offers a pleasant open space for all the family to enjoy complete with beautifully maintained lawn, planted beds, and a paved seating area. The garden room, blends well with the space and though currently utilised as a home office, would lend itself to a variety of uses. An allocated parking space is located nearby.

Viewing

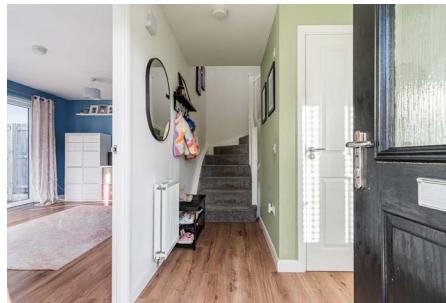
By appointment through Neilsons on 0131 625 2222.





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 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.

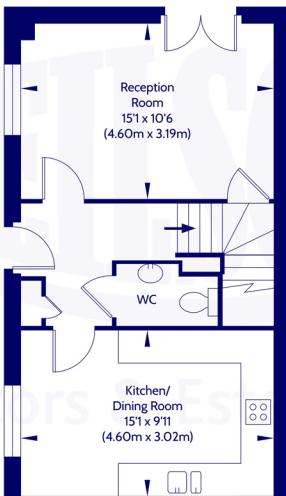




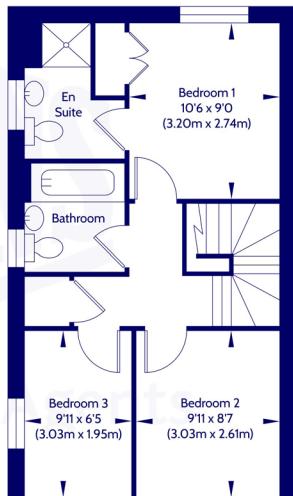
Approx. Gross Internal Floor Area 90 Sq M / 969 Sq Ft.



Ground Floor



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

📞 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

