



15 Amisfield Park

Haddington, EH41 4QE



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118sqm

EPC
C

 Anderson
Strathern

This attractive semi-detached home offers spacious and versatile accommodation across two floors, extending to approximately 118 sqm.

Thoughtfully designed, the ground floor features a welcoming entrance hall leading to a bright living room, a separate dining room, and a conservatory, which could easily serve as a home office or study for those working remotely. The modern kitchen provides ample storage and worktop space, creating a pleasant area for relaxation with views over the garden. A convenient utility room and ground-floor toilet complete this level.

Upstairs, there are three well-proportioned bedrooms each with a built-in wardrobe, including a principal bedroom with en-suite shower, alongside a family bathroom.

The property benefits from excellent natural light, with the conservatory and rear garden enjoying a southwest-facing aspect, ideal for outdoor entertaining and gardening. Solar panels fitted to the rear roof pitch enhance energy efficiency, complementing the gas-fired central heating system. Timber double-glazed windows and cavity wall insulation further contribute to comfort and warmth.

Externally, the home boasts private gardens to the front, side, and rear, bounded by fencing and stone walls for privacy. A driveway provides off-street parking for up to three cars, and there is an integral storage room with an up-and-over door with plenty of room for sports equipment, bikes, and more.

Well-maintained and in good decorative order, this property combines practical features with scope for personalisation. Its adaptable spaces, energy-conscious upgrades, and appealing outdoor areas make it an excellent choice for buyers seeking a comfortable and versatile home.

Property features

- Front, side, and rear gardens
- Separate dining room
- Conservatory
- Utility room
- Storage attic
- Driveway
- Solar panels
- Gas central heating
- Double glazing
- CCTV system





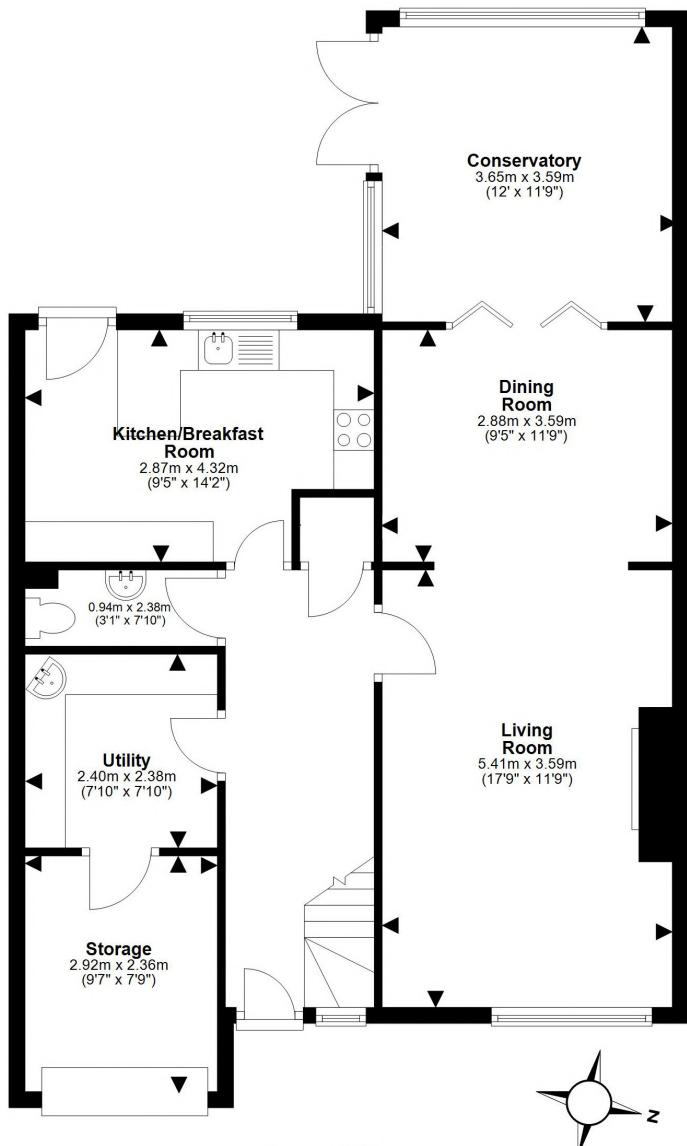


Location

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.

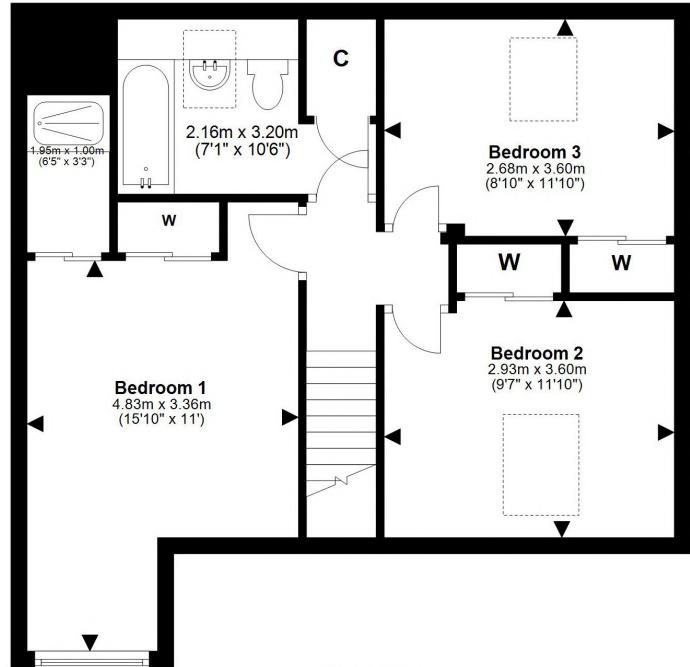






Ground Floor

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.



First Floor

Extras

The items included in the sale of the property are the CCTV system, digital lock on front door, carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

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.

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