



4 Baird Terrace  
HADDINGTON | EH41 3AX

  
**warners**  
solicitors & estate agents



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Warners are delighted to present this extended three-bedroom semi-detached bungalow, occupying a generous plot within a highly desirable residential area of the popular East Lothian town of Haddington. Offering spacious and flexible accommodation over two levels, together with private gardens, a driveway and detached garage, this attractive home is ideally suited to families and professionals alike. The accommodation is entered via a welcoming hallway leading to a bright and spacious bay-windowed living room, featuring an attractive gas fireplace which creates a cosy focal point. To the rear, the contemporary kitchen and dining room are arranged in an open-plan layout, creating a space for everyday family life and entertaining. The kitchen offers ample storage and worktop space, while a breakfast bar provides a natural divide between cooking and dining. A versatile family room provides further living space and benefits from French doors opening directly to the rear garden, while a convenient WC is located just off this room. The ground floor also hosts a generous double bedroom with integrated wardrobe and a recently refurbished family bathroom finished to an exceptional standard, featuring a stylish four-piece suite including a freestanding bath, walk-in shower with waterfall-style fitting and ladder radiator. Upstairs, there are two further well-proportioned double bedrooms, including a principal bedroom benefiting from a contemporary en-suite shower room. Externally, the property enjoys private gardens to both the front and rear. The enclosed rear garden is laid to lawn with a patio area providing a space for outdoor dining and entertaining. A private driveway leads to a detached single garage, offering excellent parking and storage. Further benefits include gas central heating and double glazing. Early viewing is highly recommended to appreciate the space, flexibility and quality of accommodation this superb home has to offer.

- Extended semi-detached bungalow in popular Haddington
- Welcoming entrance hallway
- Bright bay-windowed living room
- Open-plan kitchen/dining room with breakfast bar
- Family room with French doors to rear garden
- Modern family bathroom with stylish four-piece suite & ground floor WC
- Principal double bedroom with en-suite shower room
- Two further double bedrooms
- Detached single garage and private driveway
- Private front and rear gardens
- Gas central heating and double glazing

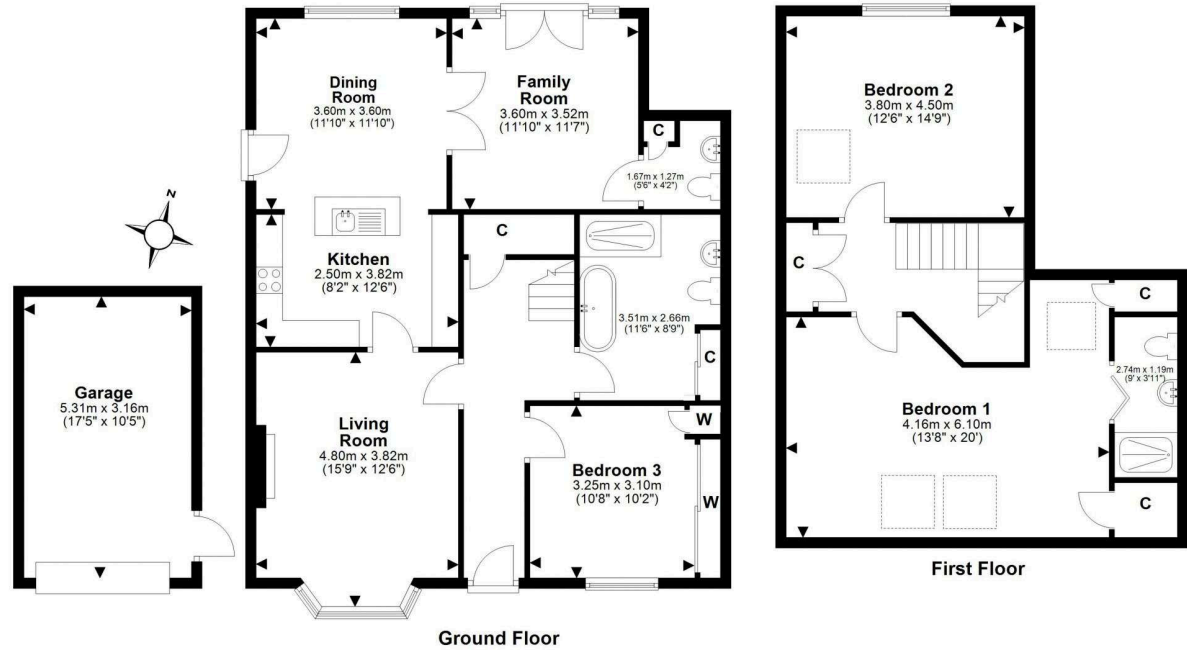
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property, upstairs bedroom blinds & living room curtains will also be included. EPC: C. CT: D.

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.





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.