



50 Monkmaids Road

Haddington, EH41 4NA



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119sqm

EPC

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AS Anderson
Strathern

50 Monkmain Road

Haddington, EH41 4NA

This impressive end-terrace home offers generous and flexible accommodation extending to approximately 119sqm, making it an excellent choice for a wide range of buyers. Well maintained throughout, the property has been fully re-wired and brought up to modern standards, and benefits from a thoughtfully extended layout, private gardens to the front, side, and rear, gas central heating, double glazing, and a bright conservatory which provides an additional living space overlooking the garden.

The ground floor is centred around a spacious living room, ideal for both everyday living and entertaining, while the sizeable kitchen dining room offers plenty of room for family meals and social gatherings. The conservatory enjoys a pleasant aspect and creates a seamless connection to the outdoor space. A modern wet room on the ground floor adds further practicality and flexibility for multi-generational living.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from excellent proportions, while the large walk-in wardrobe provides valuable storage and could also be utilised as a dressing room, hobby space, or home working area.

Externally, the property enjoys private garden grounds to the front, side, and rear, creating excellent outdoor space to relax and enjoy throughout the seasons. There is ample room for outdoor seating, entertaining, children's play equipment, or further landscaping to suit individual preferences.

With its generous proportions, flexible accommodation, and excellent storage throughout, the property is well equipped to meet the demands of modern family life. Blending comfortable living spaces with well-proportioned bedrooms and attractive outdoor areas, this is a welcoming home that offers both versatility and long-term appeal.

Property features

- End-Terrace Family Home
- Bright Conservatory Extension
- Ground Floor Wet Room
- Three Spacious Bedrooms
- Walk-In Wardrobe
- Fully re-wired
- Gas Central Heating
- Double Glazing
- Private Gardens
- On-Street Parking



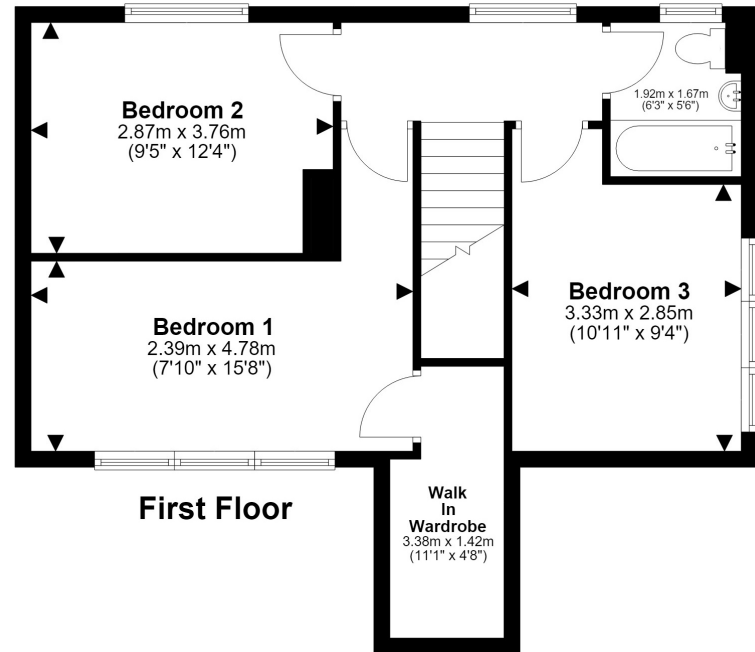
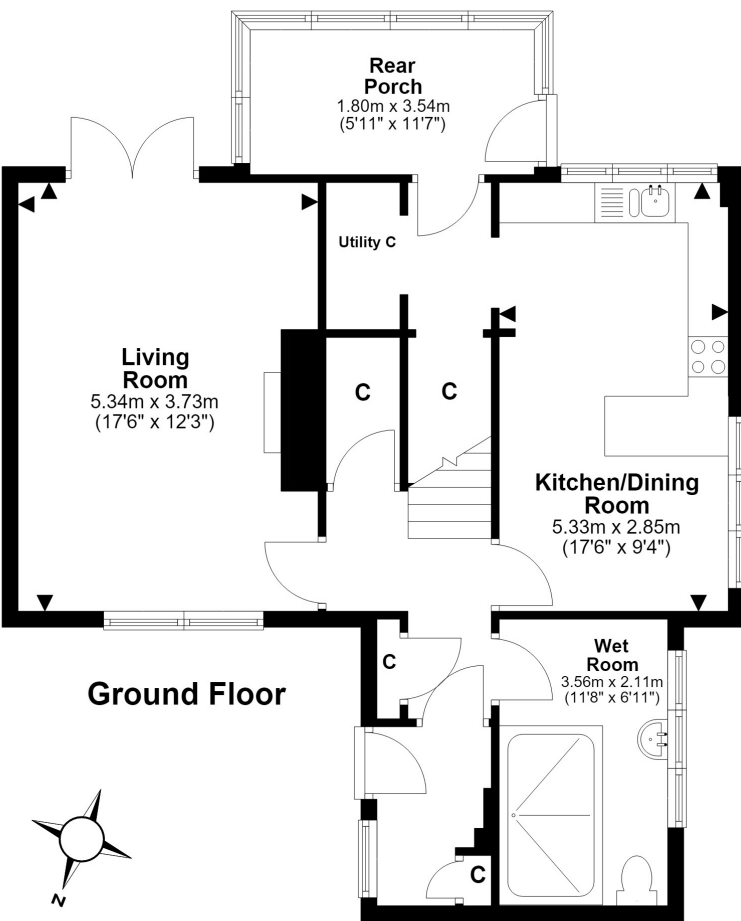




Location

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.





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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation.

Council Tax band D

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.

espc

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