



3 Lairds Crescent  
HADDINGTON | EH41 3FP

**warners**  
solicitors & estate agents





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Warners are delighted to present this exceptional detached family home, forming part of a highly regarded modern CALA development in the sought-after East Lothian town of Haddington. Built in the popular "Crichton" style, the property offers substantial, beautifully presented accommodation over two levels, combining contemporary design, excellent energy efficiency and a flexible layout perfectly suited to modern family life.

A welcoming vestibule opens into a spacious central hallway with useful storage and a convenient ground floor WC. To the front, a bright and generously proportioned living room enjoys a triple-window formation, creating an inviting and elegant setting. Spanning the rear of the property is the impressive open-plan kitchen, dining and family room, a superb space designed for both everyday living and entertaining. The recently updated contemporary kitchen features a central island, double oven and induction hob, along with an excellent range of quality units and integrated appliances. Bi-fold doors open directly onto the garden, allowing for seamless indoor-outdoor living. A separate utility room provides further storage and direct access to both the garden and the integral garage.

Upstairs, a bright landing leads to five well-proportioned bedrooms, offering excellent flexibility for growing families or home working. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while a second double bedroom also enjoys fitted storage and its own en-suite. Two further double bedrooms include built-in wardrobes, and a versatile fifth bedroom is ideal as a nursery, study or guest room. A contemporary family bathroom with separate bath and shower completes the upper level.

Externally, the landscaped rear garden enjoys a sunny open outlook and is laid to lawn with a generous patio area, creating an ideal space for outdoor dining and entertaining. A large shed provides excellent additional storage. To the front, a private driveway leads to the single integral garage, which benefits from an automated door for added convenience. Solar panels further enhance the home's energy efficiency and help reduce running costs.

Situated within easy reach of excellent local amenities, schooling and transport links, this outstanding home offers space, quality and practicality in equal measure. Early viewing is highly recommended.

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





- Welcoming entrance vestibule and hallway excellent storage
- Bright triple-windowed living room
- Open-plan kitchen / dining / family room with bi-fold doors to rear garden
- Separate utility room
- Ground floor WC
- Principal bedroom with fitted wardrobes and en-suite shower room
- Second double bedroom with fitted storage and en-suite shower room
- Two further double bedrooms with built-in wardrobes
- Fifth bedroom / study / nursery
- Modern family bathroom with stylish four-piece suite
- Front & landscaped rear garden with large garden shed

- Single integral garage with automated door
- Mono bloc private driveway
- Solar panels, gas central heating and double glazing

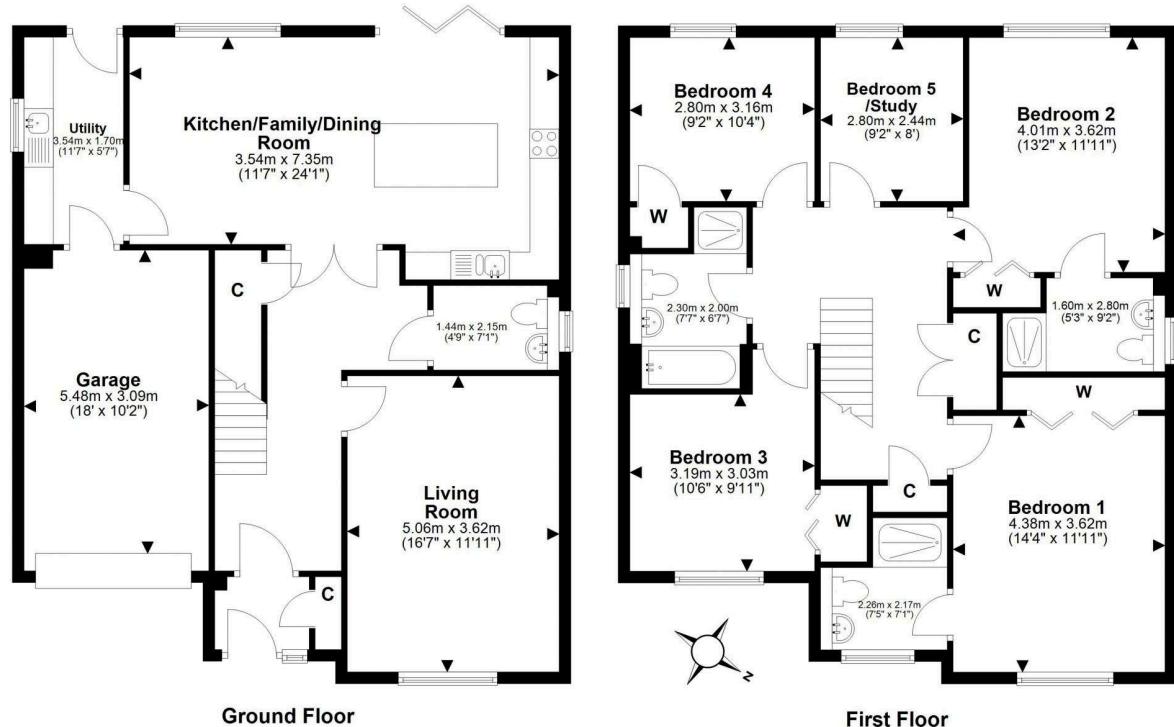
Integrated kitchen appliances will be included in the sale of the property this included dishwasher, fridge/freezer & induction hob as well as utility room washing machine. Other items include island bar stools, dining/kitchen blinds, net curtains throughout, wall mirror in bedroom 1 en-suite, as well as external front & rear lights and rotary washing line. Notable items that will not be included are, hallway display unit, outdoor storage unit, garden planters & baskets, freezer in utility & wall cabinets in en-suite 2, cloakroom, bathroom & bedroom 4. EPC: B. CT: G. Factoring:



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.