



# 47 Long Cram

Haddington, EH41 4NS



5



2



2



137sqm

EPC

C

**AS** Anderson  
Strathern

# 47 Long Cram

Haddington, EH41 4NS

Situated within a highly desirable and established residential area of Haddington, this substantial detached home offers generous and flexible accommodation across two levels, extending to approximately 137 m<sup>2</sup>, and is ideally suited to modern family living.

The ground floor is particularly well suited to both family life and entertaining. A welcoming entrance hall with WC leads through to a bright and generously proportioned lounge, complemented by a formal dining room and a large conservatory, offering an appealing extra living area with a pleasant outlook across the garden, creating a natural connection between indoor and outdoor space. A further room to the front of the home provides excellent additional space and could easily be utilised as a home office, playroom, or occasional fifth bedroom if required. To the rear, the kitchen is supported by a separate utility room with driveway access and is equipped with plenty of floor and wall-mounted cabinetry.

Upstairs, the accommodation continues with a spacious principal bedroom featuring an en-suite shower room, alongside three further well-proportioned bedrooms and a family bathroom, providing ample space for growing families or those seeking additional guest or work-from-home space.

Externally, the property enjoys private gardens to the front and rear, with the enclosed southeast-facing rear garden incorporating a patio area well suited to outdoor seating and entertaining. A monoblock driveway provides off-street parking and leads to a detached double garage, offering excellent storage and everyday practicality.

Further benefits include gas central heating, double glazing, an insulated storage attic, an electric fireplace in the lounge, and a lovely community of neighbours.

Offering generous proportions and a highly adaptable layout, the property presents an excellent opportunity for a purchaser to enhance and personalise a well-established home, creating a comfortable and enduring family residence.

## Property features

- Detached home
- Five double bedrooms
- Flexible layout
- Conservatory
- Southeast-facing rear garden and front gardens
- Long driveway
- Detached double garage
- Gas central heating
- Double glazing







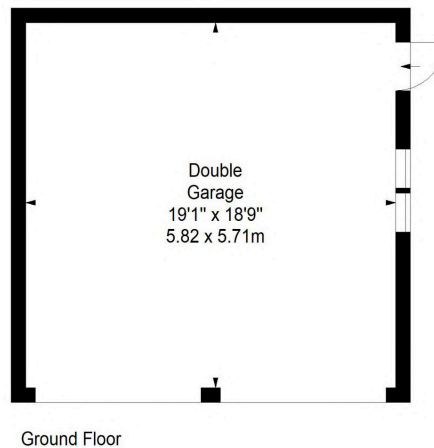
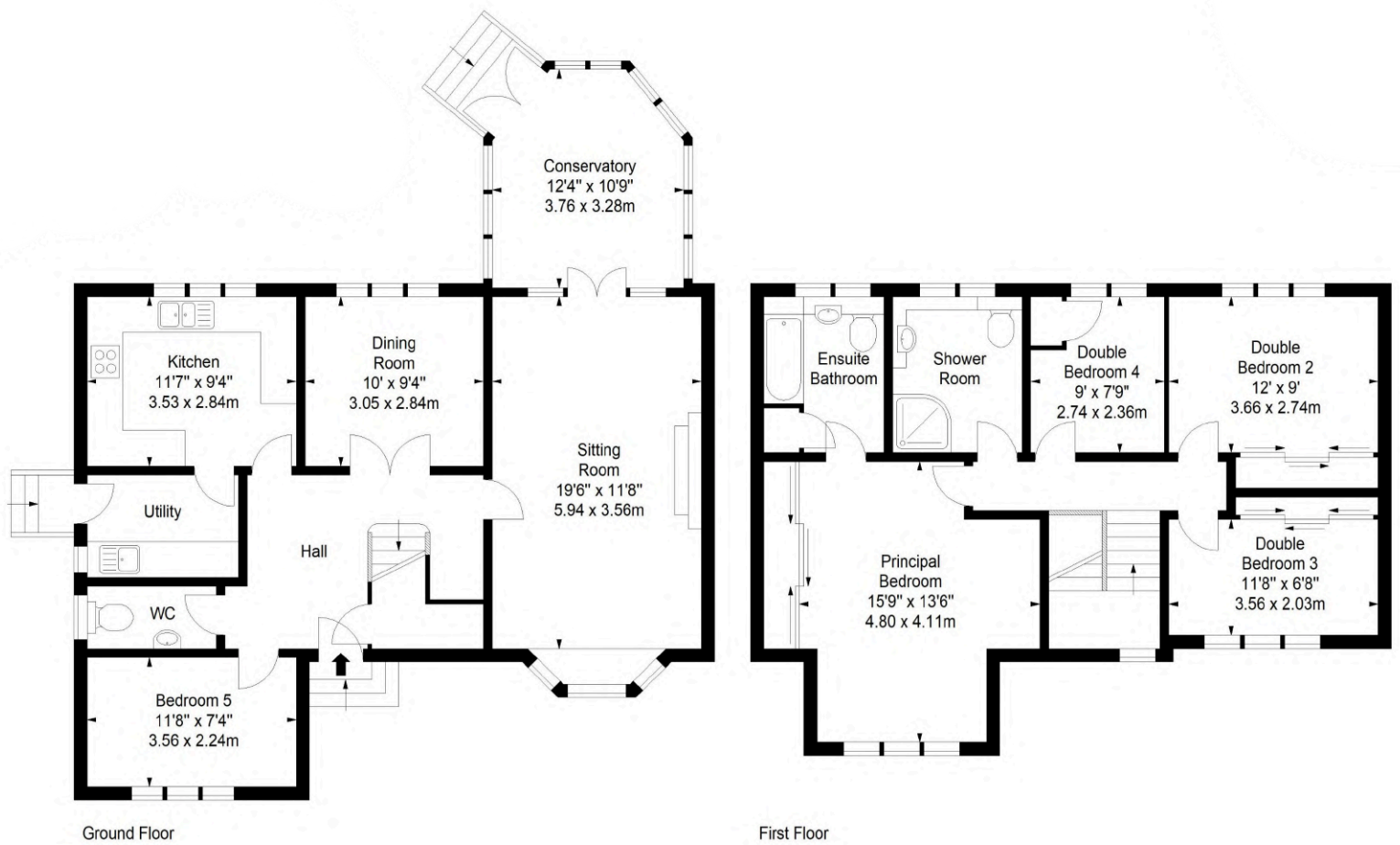
## Location

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.









## Extras

The items included in the sale of the property are the 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.

**The property is strictly sold as seen.**

Council Tax band G

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto: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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