

22 Princess Mary Road

HADDINGTON, EH41 3NJ



Presented to the market in walk-in condition. The quality on offer makes this an ideal starter home



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached house to the market. The property is presented to the market in walk-in condition. The quality on offer makes this an ideal starter home and early viewing is highly recommended.

THE DINING ROOM



Entering the property, there is a spacious dining area with a kitchen off. The kitchen has ample base and wall mounted units and could be knocked through to the dining area to really open the space up (with the relevant planning consents).

THE KITCHEN



THE LOUNGE



The living room benefits from patio doors which overlook the lovely and well looked after rear garden. There is plenty of space for a variety of different furniture configurations and ample natural light from large patio doors. There is also a large storage cupboard under the stairs.





Climbing the stairs, there are two double bedrooms, a single bedroom and a bathroom. The two double bedrooms have built-in wardrobes and plenty of space for a full range of freestanding furniture. The third single bedroom could be used as a home office or child's room.

BEDROOM 1



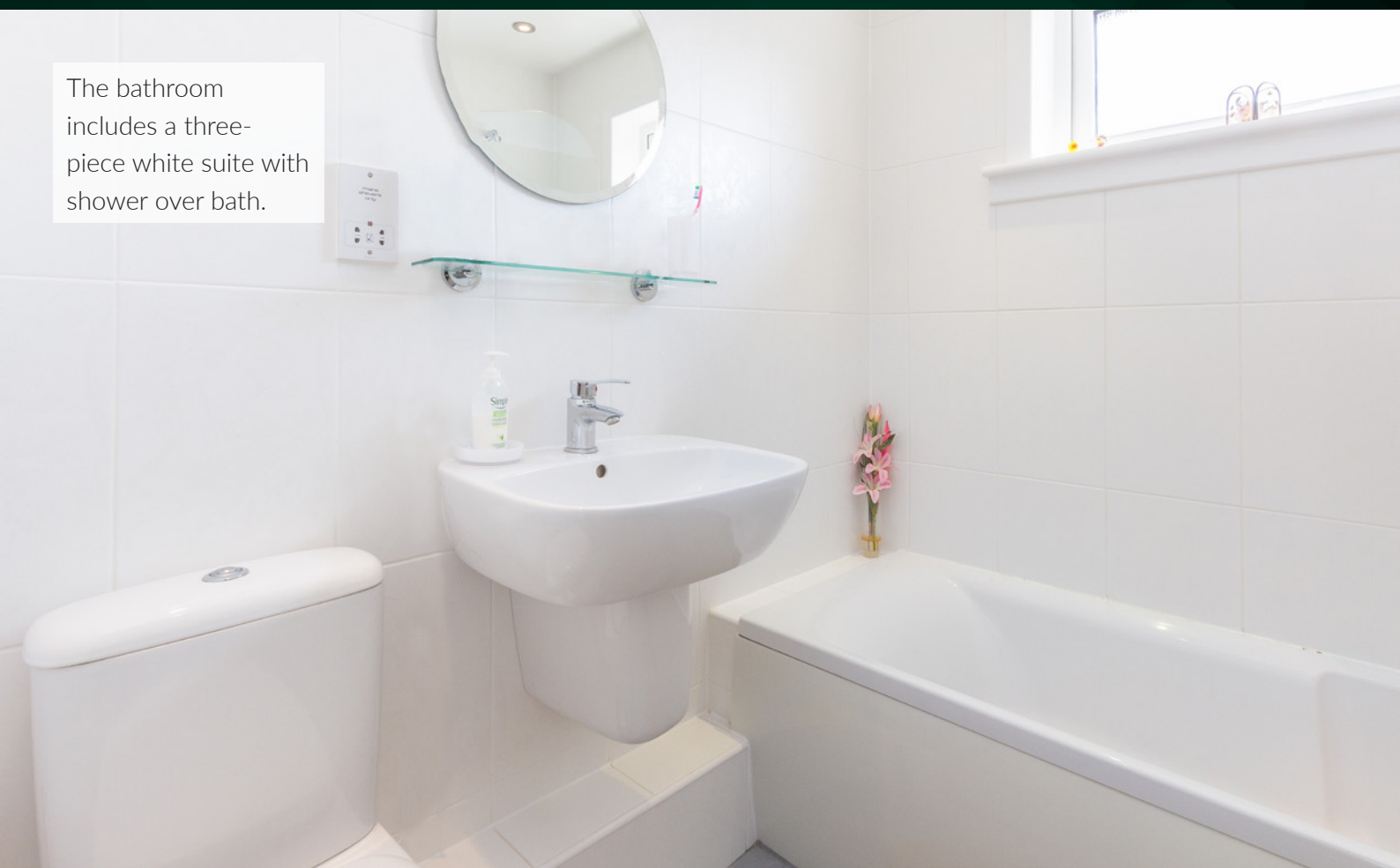
BEDROOM 2





BEDROOM 3 & BATHROOM

The bathroom includes a three-piece white suite with shower over bath.



BEDROOM 3 & BATHROOM

Externally, the property has an allocated private parking space across the road.



FLOOR PLAN, DIMENSIONS & MAP

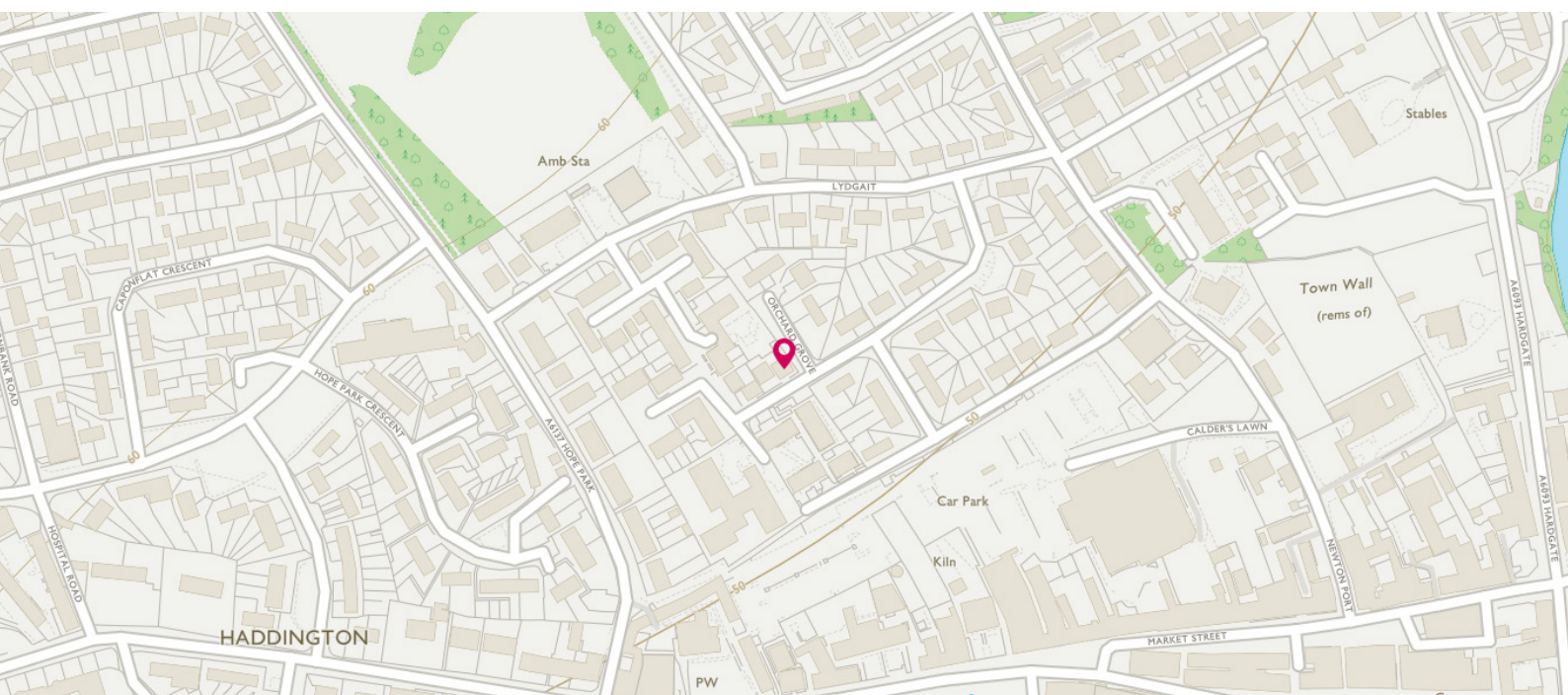


Approximate Dimensions (Taken from the widest point)

Dining Room	4.30m (14'1") x 2.50m (8'2")
Kitchen	3.40m (11'2") x 2.00m (6'7")
Lounge	4.60m (15'1") x 3.40m (11'2")
Bedroom 1	3.40m (11'2") x 2.50m (8'2")

Bedroom 2	3.40m (11'2") x 2.50m (8'2")
Bedroom 3	2.50m (8'2") x 1.70m (5'7")
Bathroom	2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m²): 72m²
EPC Rating: C



THE LOCATION

Haddington has a wide range of local services to offer, including shops, banks, a post office, supermarkets, leisure facilities, restaurants, cafes, bars and a primary and secondary school. In addition, Fort Kinnaird Retail Park is typically a 15 minute drive along the A1 (11 miles) and offers a wide variety of shops (including a large Marks and Spencer), restaurants and an Odeon Cinema Complex. Private schooling in the area include The Compass in Haddington and Belhaven Prep School in Dunbar (13 miles) which both have excellent reputations, as well as Loretto School at Musselburgh (11 miles).





Edinburgh offers a wider range of services and is easily accessed from Haddington with the A1 motorway providing swift access by car or bus (a half hourly express service stops at the top of the drive that is 30 minutes to the city centre) or short train journey(18 minutes) from Longniddry Train Station (5 miles). The city has a wealth of exceptional schooling, independent and international shops, restaurants, cafes and entertainment venues including a wide range of Art Galleries, Museums, Theatres and cinemas.

Edinburgh Airport (26 miles) provides regular flights to a range of UK, European and International destinations. The direct train to London Kings Cross is available from Dunbar.




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