

13 Cranston Way

HADDINGTON, EAST LoTHIAN, EH41 3TJ



*SPACIOUS FIVE BED
DETACHED FAMILY HOME*



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McEwan Fraser Legal is delighted to present this five bedroom detached family home nestled in this modern development in the farming town of Haddington.

Inside, the property comprises of a spacious living area which is front facing and offers various possibilities for furniture arrangements. There is a fully equipped kitchen/dining room which benefits from:

- AEG Induction Hob
- NEFF Hide and Slide oven including full steam and self clean functions
- Double microwave oven
- Hot boiling tap
- Integrated fridge freezer and dishwasher.

Accessed from the kitchen is the utility room which is equipped with gas combi boiler and also provides access to the private rear garden and the downstairs WC.





Kitchen/Diner









The house has five bedrooms ranging in sizes four of which are double in size and bedroom five is a generous single bedroom. The master bedroom has integrated storage and three-piece en-suite shower room. Bedroom 3 has a fully fitted full wall of integrated storage and study area with integrated single Murphy bed. There is a spacious three-piece family bathroom on the first floor.

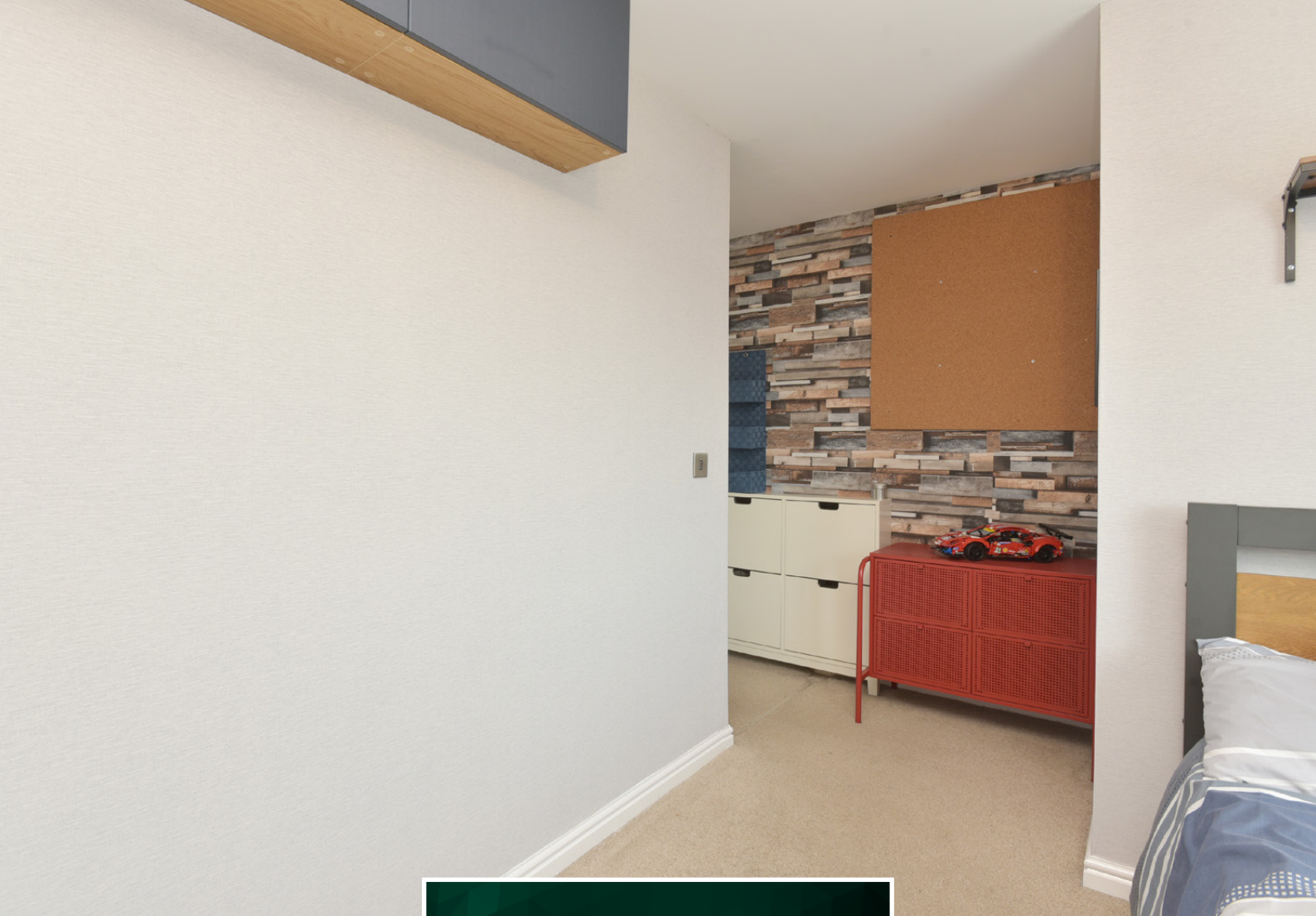




Bedroom 1







Bedroom 2

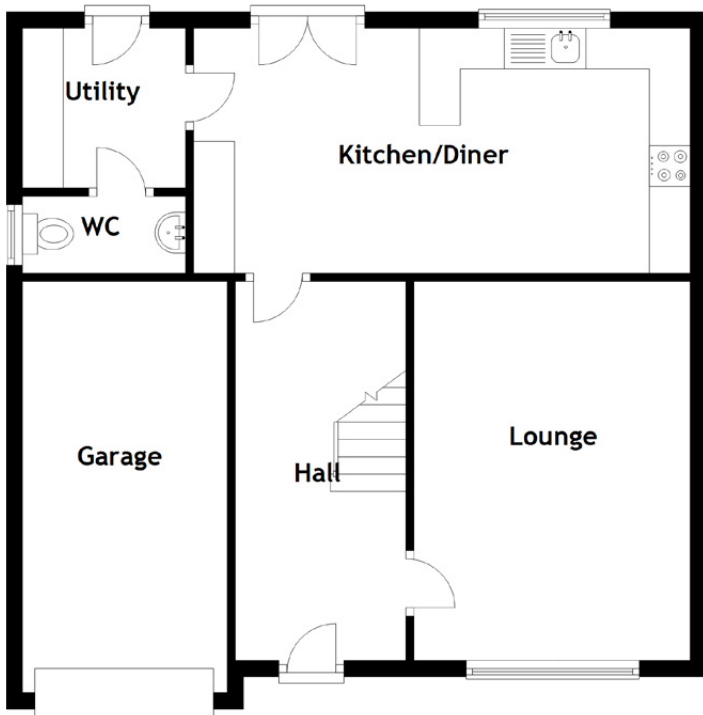




Bedrooms 4 & 5







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	6.09m (20') x 3.01m (9'10")
Lounge	4.65m (15'3") x 3.39m (11'1")
Utility	2.00m (6'7") x 1.96m (6'5")
WC	2.00m (6'7") x 0.94m (3'1")
Garage	5.05m (16'7") x 2.51m (8'3")
Bedroom 1	3.40m (11'2") x 2.00m (6'7")
En-suite	2.08m (6'10") x 1.04m (3'5")
Bedroom 2	3.65m (12') x 2.75m (9')

Bedroom 3	3.58m (11'9") x 2.75m (9')
Bedroom 4	3.15m (10'4") x 2.51m (8'3")
Bedroom 5	2.73m (9') x 2.20m (7'3")
Bathroom	2.51m (8'3") x 2.06m (6'9")

Gross internal floor area (m²): 119m²

EPC Rating: B

In addition, the property also has a single garage, summer house/play room and attic space for additional storage. There is a double drive for off-street parking and unrestricted free on-street parking for visitors. The house benefits from modern gas central heating and full double glazing, making for a warm and cost-effective home, year-round.





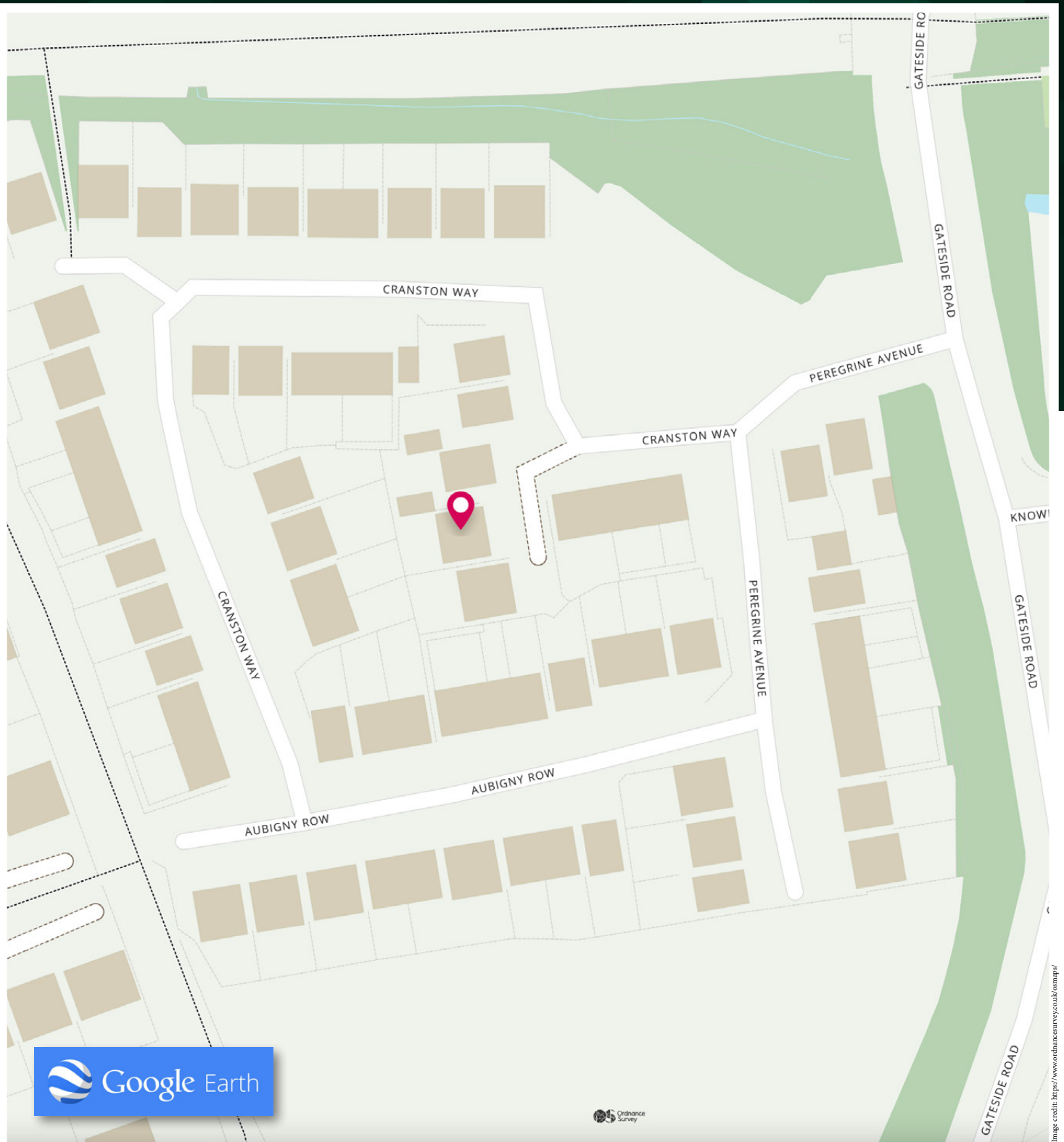
The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and situated in the heart of East Lothian's attractive countryside.

The town itself offers an excellent range of local shops, sports centre with swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th century St Mary's Parish Church.

Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh City Centre and surrounding towns and villages including the coastline.





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