

# 59 Acredales

HADDINGTON, EAST LOTHIAN, EH41 4NU



*TWO BED BUNGALOW  
AT END OF CUL-DE-SAC*



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Part exchange available! McEwan Fraser is delighted to present this semi-detached bungalow to the market. The property is presented to the market in good condition and accommodation includes a generous living room, contemporary kitchen, utility room, wet room style shower room, two bedrooms, and a floored and lined attic. Further benefits include gas central heating, double glazing, a driveway, solar panels, and low-maintenance gardens to the front and rear.

The accommodation is focused on the living room which is naturally bright with natural light arriving through a large picture window that overlooks the rear garden. There is plenty of space for a large sofa and plenty of supporting furniture. A door from the living room opens into the modern galley-style kitchen which has a good range of base and wall-mounted units and a dishwasher, integrated fridge/freezer, electric hob and a double oven. Laundry facilities and additional storage are found in an attached utility room.

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Bedroom one is a generous double with an integrated wardrobe and plenty of space for a full suite of free-standing bedroom furniture. Bedroom two is a large single that could be utilised as a study if needed. Bedroom two also has a fixed ladder leading to the floored and lined attic. This could be replaced with a traditional loft ladder if needed.





**Bedroom 2**



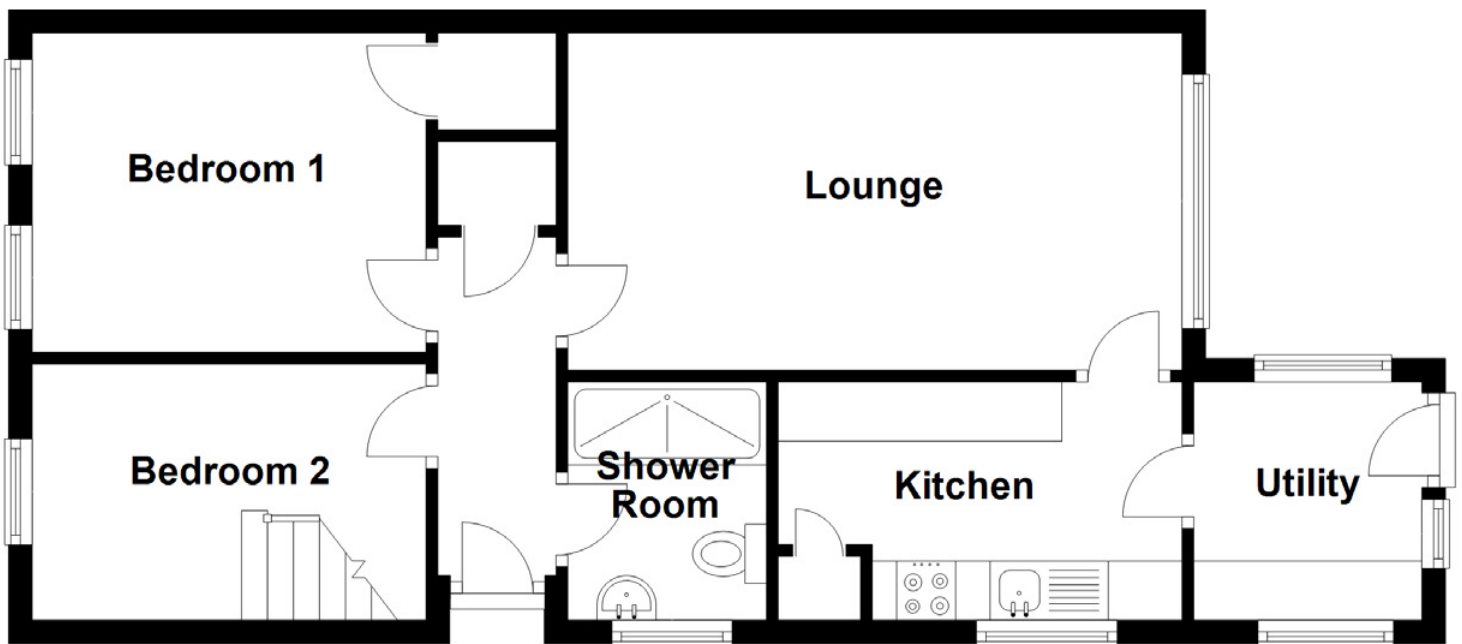




The accommodation is completed by a wet room style shower room which includes a white suite, wet walls, and a window for natural light and extra ventilation.







Approximate Dimensions  
(Taken from the widest point)

|             |                                |  |
|-------------|--------------------------------|--|
| Lounge      | 5.20m (17'1") x 2.85m (9'4")   | Gross internal floor area (m <sup>2</sup> ): 51m <sup>2</sup><br>EPC Rating: C |
| Kitchen     | 3.42m (11'2") x 1.99m (6'6")   |  |
| Bedroom 1   | 3.33m (10'11") x 2.70m (8'10") | Extras (Included in the sale): Washing machine<br>and tumble dryer.            |
| Bedroom 2   | 3.33m (10'11") x 2.16m (7'1")  |  |
| Shower Room | 1.90m (6'3") x 1.68m (5'6")    |  |
| Utility     | 2.01m (6'7") x 1.93m (6'4")    |  |
| Attic Room  | 4.73m (15'6") x 4.00m (13'1")  |  |



Externally, the property enjoys a quiet position at the end of a cul-de-sac. The property sits behind a low-maintenance front garden that is covered with gravel and can provide extra parking if needed. To the side, there is a long driveway that can comfortably accommodate two cars. The rear garden has been well-landscaped and boasts a patio area and mature flower beds.

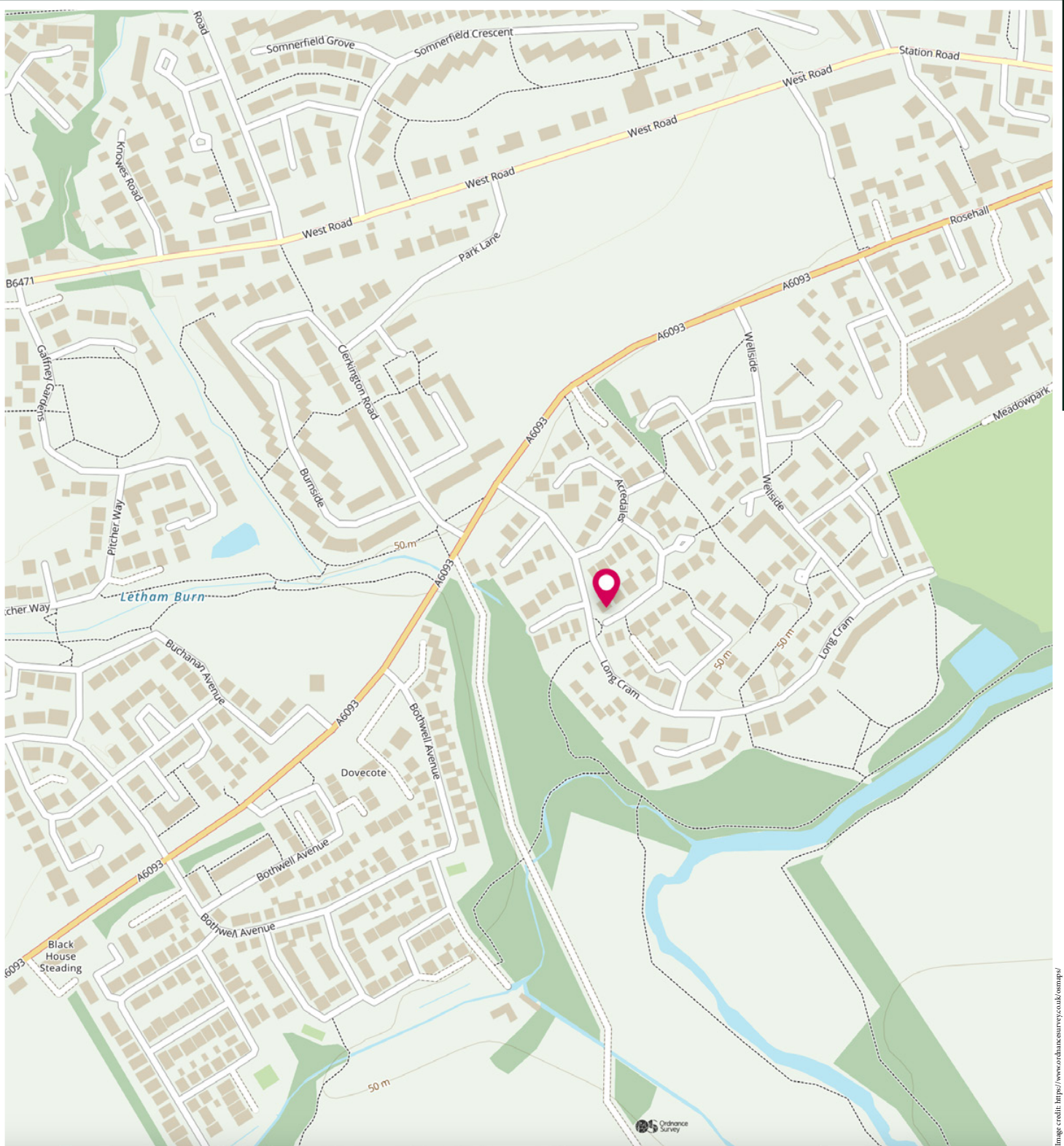
This is a lovely property and would be ideal for someone looking to downsize in the area.



The historic market town of Haddington lies on the River Tyne approximately eighteen miles east of Edinburgh and is situated in the heart of East Lothian's attractive countryside. The town itself offers an excellent range of local shops, a sports centre with a swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a broad 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 readily available via the A1. The A1 expressway to Dunbar also provides easy access to the south. Access to Edinburgh is via the A1 taking approximately thirty minutes to drive and there are train facilities at nearby Drem and Longniddry Stations and a frequent bus service. There are excellent public transport services to and from Edinburgh city centre and surrounding towns and villages including the coastline.

## The Location



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