




McEwan Fraser Legal

Solicitors & Estate Agents

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8 Cranston Way

HADDINGTON, EAST LOTHIAN, EH41 3TJ

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The historic market town of Haddington lies on the River Tyne approximately eighteen 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, a 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. 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 good public transport services to and from Edinburgh city centre and surrounding towns and villages including the coastline.

There is excellent local schooling at primary and secondary levels and private schooling is available at the Compass School as well as at Loretto in Musselburgh, in East Lothian and a number of other prestigious private schools in Edinburgh itself, including Fettes College.



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CRANSTON WAY

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“ ... SITUATED IN A POPULAR LOCATION WITHIN THE SOUGHT AFTER MARKET TOWN OF HADDINGTON ... ”

8 Cranston Way is a modern three bedroom semi-detached house by Persimmon, presented in excellent condition throughout and benefitting from quality flooring, quality fixtures and fittings and light coloured decoration throughout, including numerous builder upgrades.

Situated in a popular location within the sought after market town of Haddington and having a fully enclosed rear garden, double driveway to the front and access to a single garage with electric door.

The accommodation, arranged over two floors comprises, on the ground floor of a welcoming entrance hall with understairs cupboard and cloakroom with WC and wash hand basin; living room to the rear with an electric fire providing an attractive focal point; kitchen/dining room also to the rear with an excellent selection of gloss units, ample room for a dining table and back door into the garden

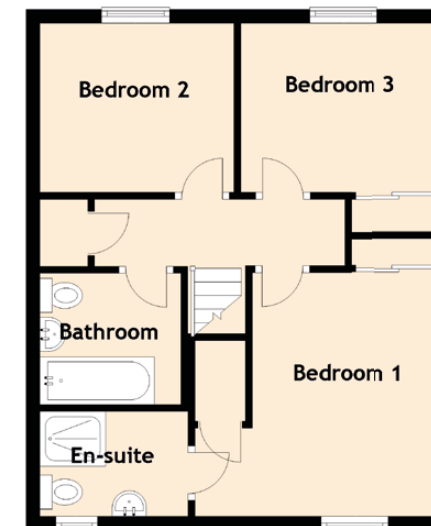
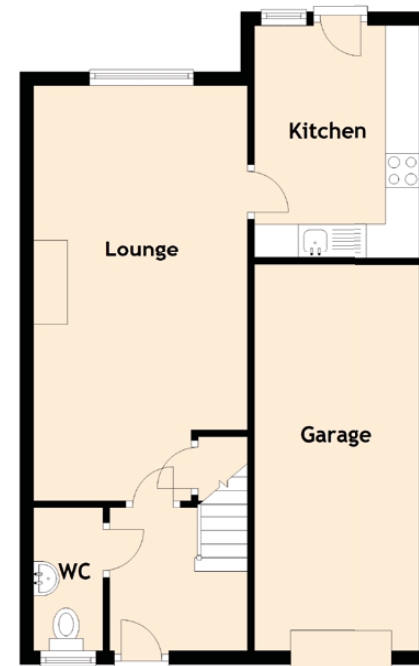
On the first floor, the landing with useful cupboard; master bedroom to the front with an en-suite shower room; double bedroom two; double bedroom three and family bathroom with white suite comprising bath with shower over; wash hand basin and WC.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

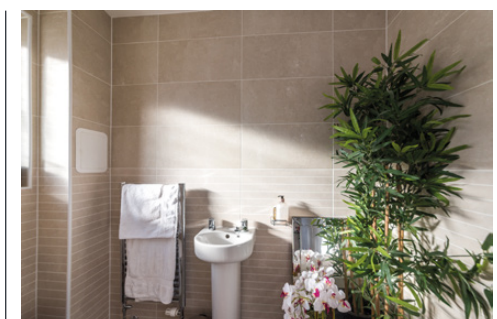
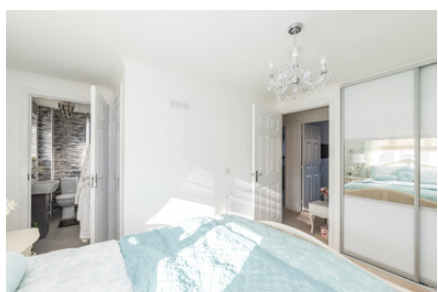
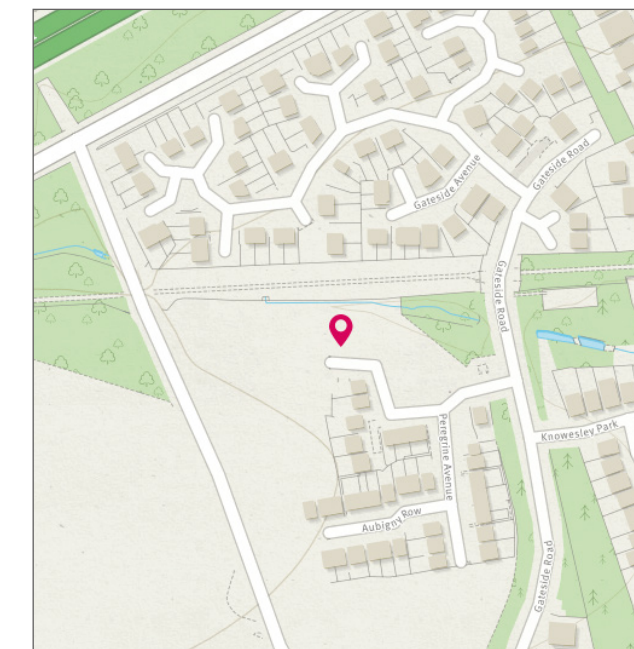


Approximate Dimensions (Taken from the widest point)

Lounge	6.11m (20'1") x 3.15m (10'4")
Kitchen	3.42m (11'3") x 2.43m (8')
Bedroom 1	3.61m (11'10") x 3.60m (11'10")
En-suite	2.08m (6'10") x 1.54m (5'1")
Bedroom 2	2.85m (9'4") x 2.48m (8'2")
Bedroom 3	2.86m (9'5") x 2.47m (8'1")
Bathroom	2.07m (6'9") x 1.93m (6'4")
Garage	5.68m (18'8") x 2.43m (8')
WC	2.11m (6'11") x 1.02m (3'4")

Gross internal floor area (m²): 75m² | EPC Rating: C

Extras (Included in the sale): All fitted carpets and floor coverings, light fittings, fridge, hob and oven, and white goods.





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Part
Exchange
Available

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Text and description
DEREK WEBSTER
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALLY CLARK
Designer