




McEwan Fraser Legal

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3 Aubigny Row

HADDINGTON, EAST LOTHIAN, EH41 3TG



Haddington

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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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An excellent opportunity has arisen to acquire this delightful three-bedroom semi-detached house, making for an ideal early family or first-time buyer home.

The ground floor briefly comprises an entrance hallway, a two-piece WC, a bright and spacious lounge which provides access to the kitchen. The fully equipped kitchen benefits from free-standing appliances, a five ring gas hob, electric oven and hood.

The first floor has linen storage, a spacious double bedroom with dual built-in mirrored wardrobes and en-suite shower room as well as two further bedrooms. The main family bathroom, with a white three-piece, is partially tiled and completes the rooms. This accommodation further benefits, gas central heating and double glazing whilst also access to the attic space.

To the front is a single internal garage and there is parking with a double driveway leaving space for two cars, as well as more than adequate on-street parking to accommodate for visitors. There is a well maintained secure private garden to the rear which is partially grassed and has space for a garden shed.






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**Part
Exchange
Available**

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