



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**20 Acredales**

HADDINGTON, EAST LOTHIAN, EH41 4NT



# HADDINGTON

EAST LoTHIAN, EH41 4NT

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.

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



# 20 ACREDALES

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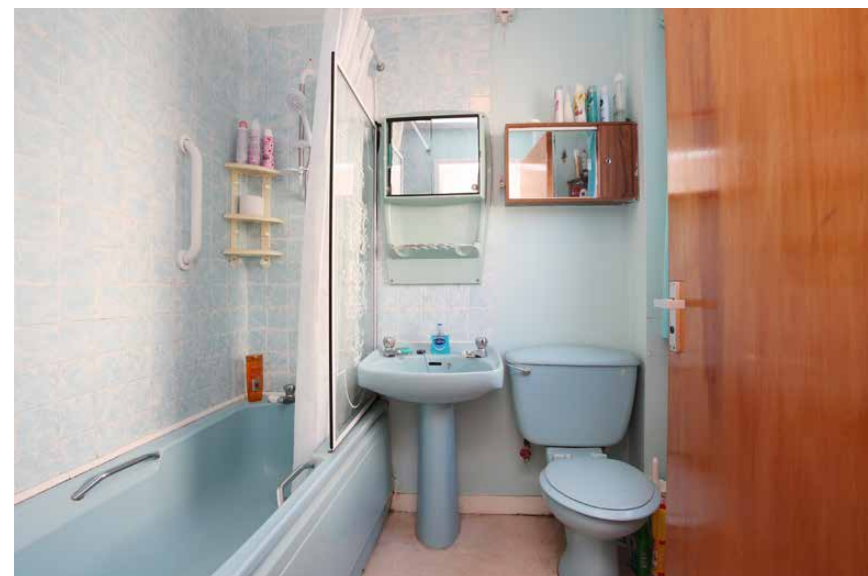
An excellent opportunity has arisen to acquire this rarely available two bedroom semi-detached bungalow, making for an ideal retirement home while being well-positioned within the popular East Lothian town of Haddington. Viewing of this property is highly recommended.

Internally this accommodation could benefit from some modernisation, while briefly consisting of an entrance hallway with a shelved linen cupboard, a spacious lounge with a feature electric fireplace, a dual aspect, partially tiled kitchen which benefits from a larder and access to the rear garden, while the dining room also provides access to the rear garden through sliding patio doors.

There is a double bedroom which has a walk-in wardrobe, a single bedroom and a three-piece, partially tiled bathroom with an over-ahead shower.

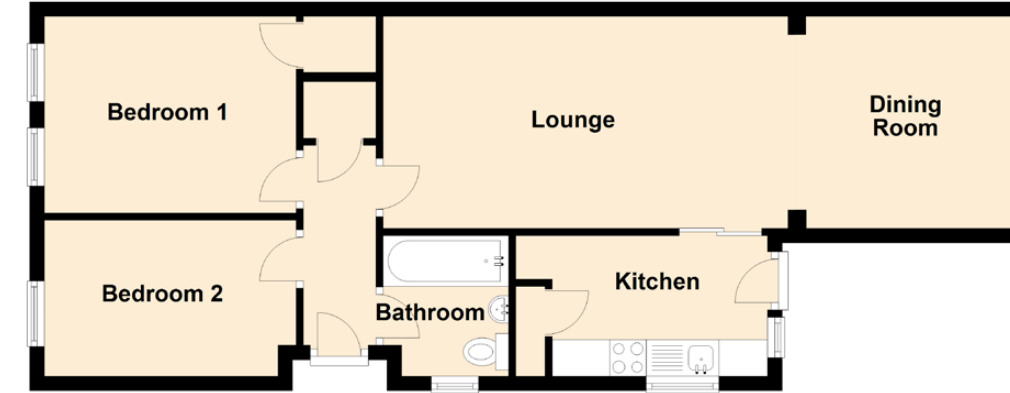
This property also benefits from gas central heating, full double glazing, private garden grounds to the front, side and rear of the property as well as a single driveway leading up to the single garage, accommodating for secure off-street parking for up to five cars.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

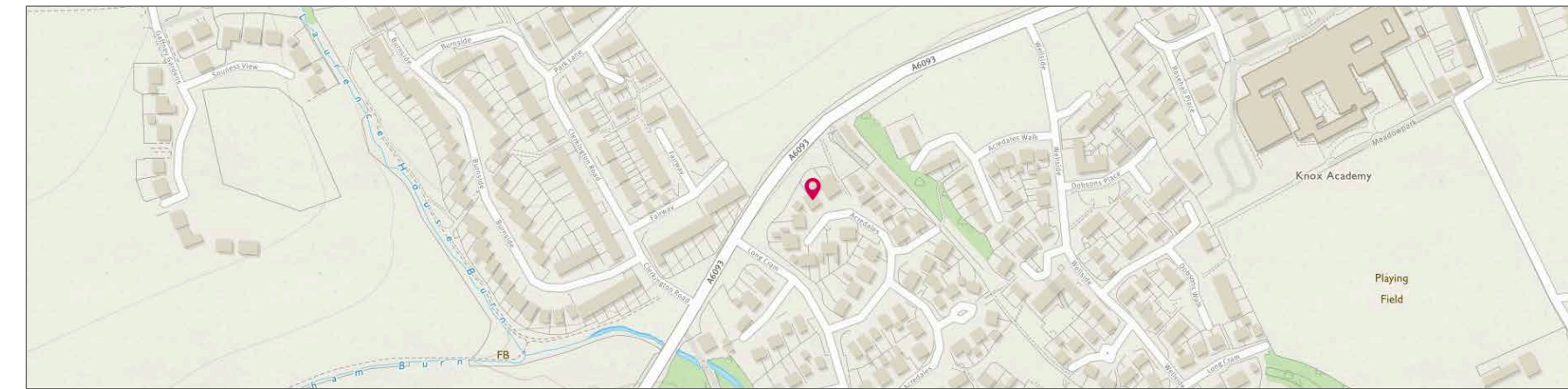


Approximate Dimensions (Taken from the widest point)

Lounge	5.58m (18'4") x 2.91m (9'7")
Kitchen	3.47m (11'5") x 2.10m (6'11")
Dining Room	3.07m (10'1") x 2.91m (9'7")
Bedroom 1	3.47m (11'5") x 2.70m (8'10")
Bedroom 2	3.47m (11'5") x 2.14m (7')
Bathroom	1.93m (6'4") x 1.73m (5'8")

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





  
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Tel. 0131 524 9797  
 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

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Text and description  
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 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer