

1 Tenterfield House

DUNBAR ROAD, HADDINGTON, EH41 3JU



Stunning two bedroom property located within the popular Haddington area, South of Edinburgh



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McEwan Fraser Legal is delighted to present this idyllic and rarely available two-bedroom ground-floor residence located near the country town of Haddington. The Grade B listed Tenterfield House is a unique blend of Georgian and Victorian architecture. The main house was originally constructed during the 18th Century and then extended during the 1860s. The property spent most of the 20th Century in public ownership, being used as a children's home. The property was extensively modernised and renovated in 1995 to give its current layout.

THE LOUNGE



As you walk into the residence you will immediately be impressed by the incredible attention to detail in the way the property is fitted out. The lounge offers a captious and bright space with wonderful views over the gardens. The high ceilings and original details have been showcased by the current owner, and help create the feeling of a stately country home. Perfect for entertaining or having a calm space to unwind.

THE KITCHEN/DINER



Close by is the combined kitchen and dining area, fitted with a large gas range, perfect for any culinary enthusiast.





The property also benefits from a large full three-piece bathroom, offering flexibility to remould the space in any way you so choose.

At the end of the hallway is the master bedroom. The low ceiling provides a cosy and warm experience. Whilst the fitted wardrobes open up the space to allow for an organised area and the flexibility to store without cluttering the space with additional furniture. The second bedroom currently is set up as a combined home office. This creates a bright and airy area to work for those of us working from home.

THE BATHROOM



BEDROOM 1



BEDROOM 2



COMMUNAL AREAS



The property is perfectly suited to this as the surrounding area provides the tranquil and beautiful setting of a stately home and the benefits of being in close proximity to Edinburgh.

Viewing of this property is essential in order to fully appreciate its grand stature. This residence provides all the benefits of a stately home, without the ruinous maintenance costs. This is perfect for those looking to downsize or move to a home on a single level.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

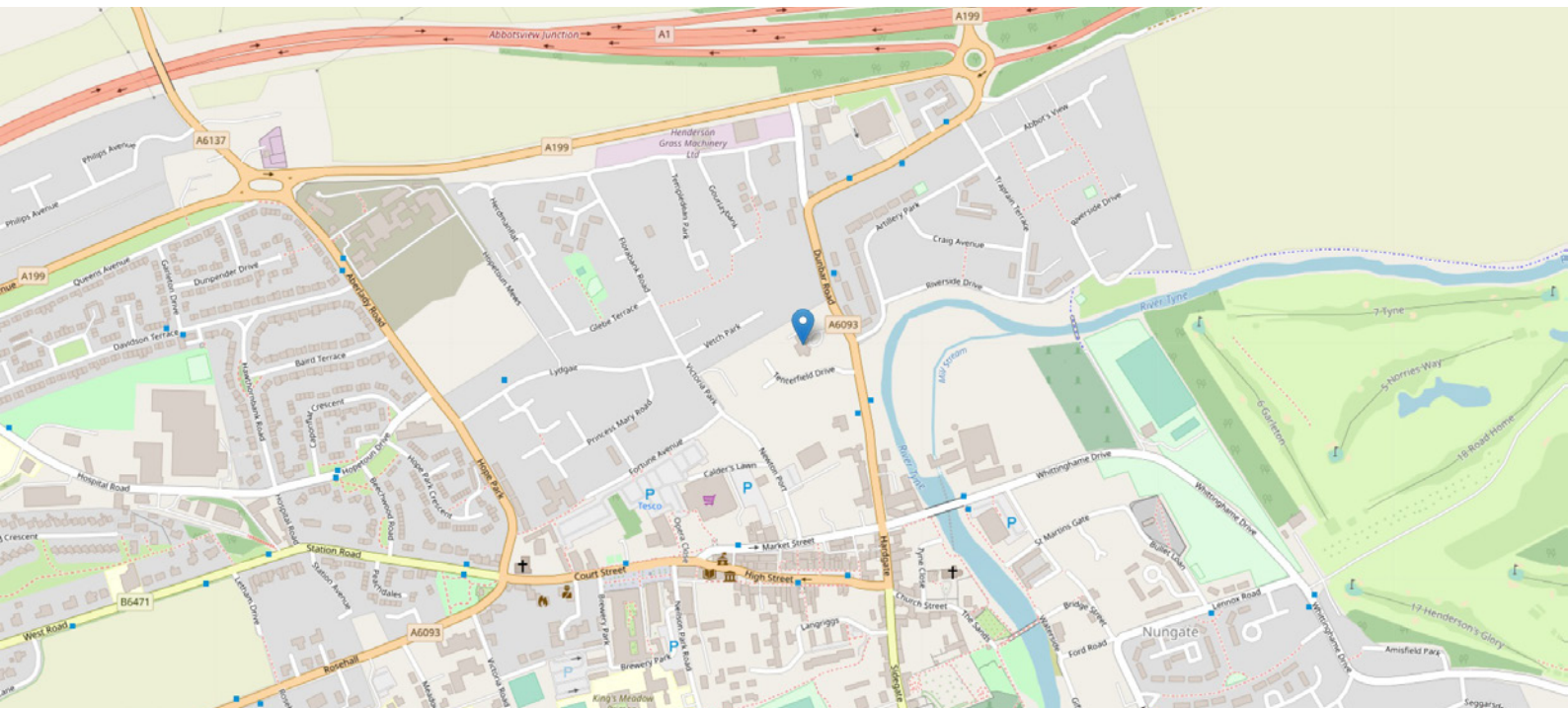


Approximate Dimensions
(Taken from the widest point)

Lounge 8.90m (29'2") max x 7.00m (23')
 Kitchen/Diner 3.70m (12'2") x 0.50m (1'8")
 Bedroom 1 4.50m (14'9") x 3.00m (9'10")

En-suite 3.00m (9'10") x 1.70m (5'7")
 Bedroom 2 3.50m (11'6") x 3.10m (10'2")
 Bathroom 2.90m (9'6") x 2.40m (7'10")

Gross internal floor area (m²): 127m²
 EPC Rating: D



THE LOCATION

The historic market town of Haddington lies on the River Tyne approximately 18 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 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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