

13 Artillery Park

HADDINGTON, EAST LoTHIAN, EH41 3PZ



This three-bedroom end-terraced house boasts well-proportioned internal accommodation alongside generous low-maintenance front and rear gardens



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McEwan Fraser is delighted to present this three-bedroom end-terraced house to the market. The property boasts well-proportioned internal accommodation alongside generous low-maintenance front and rear gardens. The property benefits from gas central heating and double glazing. Internally, the property is presented in good order but could benefit from a degree of upgrading which makes this a superb opportunity for a buyer who is keen to make their mark on their new home.

THE LIVING ROOM



Accommodation is centred on a spacious living room which is naturally bright, neutrally decorated, and finished with laminate flooring. There is plenty of floor space for different furniture arrangements giving the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



A door from the living room opens into a generous kitchen that runs the width of the property. The kitchen has a full range of base and wall-mounted units arranged around freestanding appliances. There is plenty of prep and storage space available for the aspiring chef. The ground floor also boasts plenty of integrated cupboard space.





Climbing the stairs, the first-floor landing gives access to all three bedrooms, the bathroom, and a large loft space for additional storage. Bedroom one is a large double that overlooks the front garden and has plenty of space for a full suite of bedroom furniture. Bedroom two is a further large double that overlooks the rear of the property. Bedroom three is a large single. All three bedrooms are finished with laminate flooring. The bathroom is timber clad and enjoys a three-piece white suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

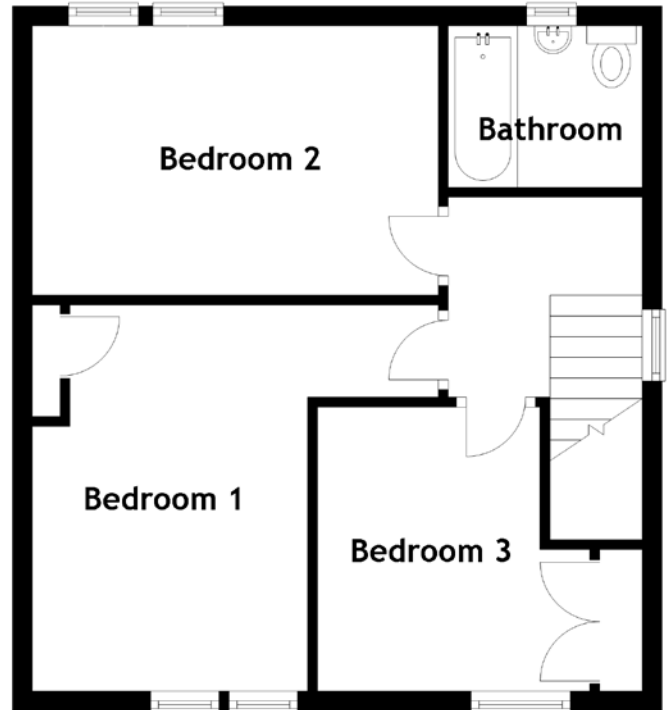
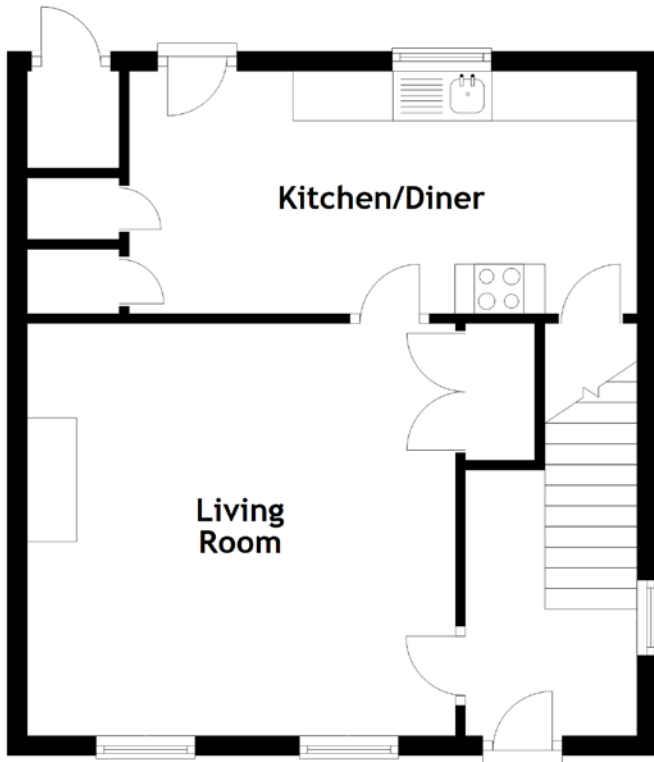


Externally, the large front garden is enclosed by a low timber fence and largely paved with some mature flower beds. The rear garden is southwest facing, perfect for the evening sun, and enjoys a lawn and a patio area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

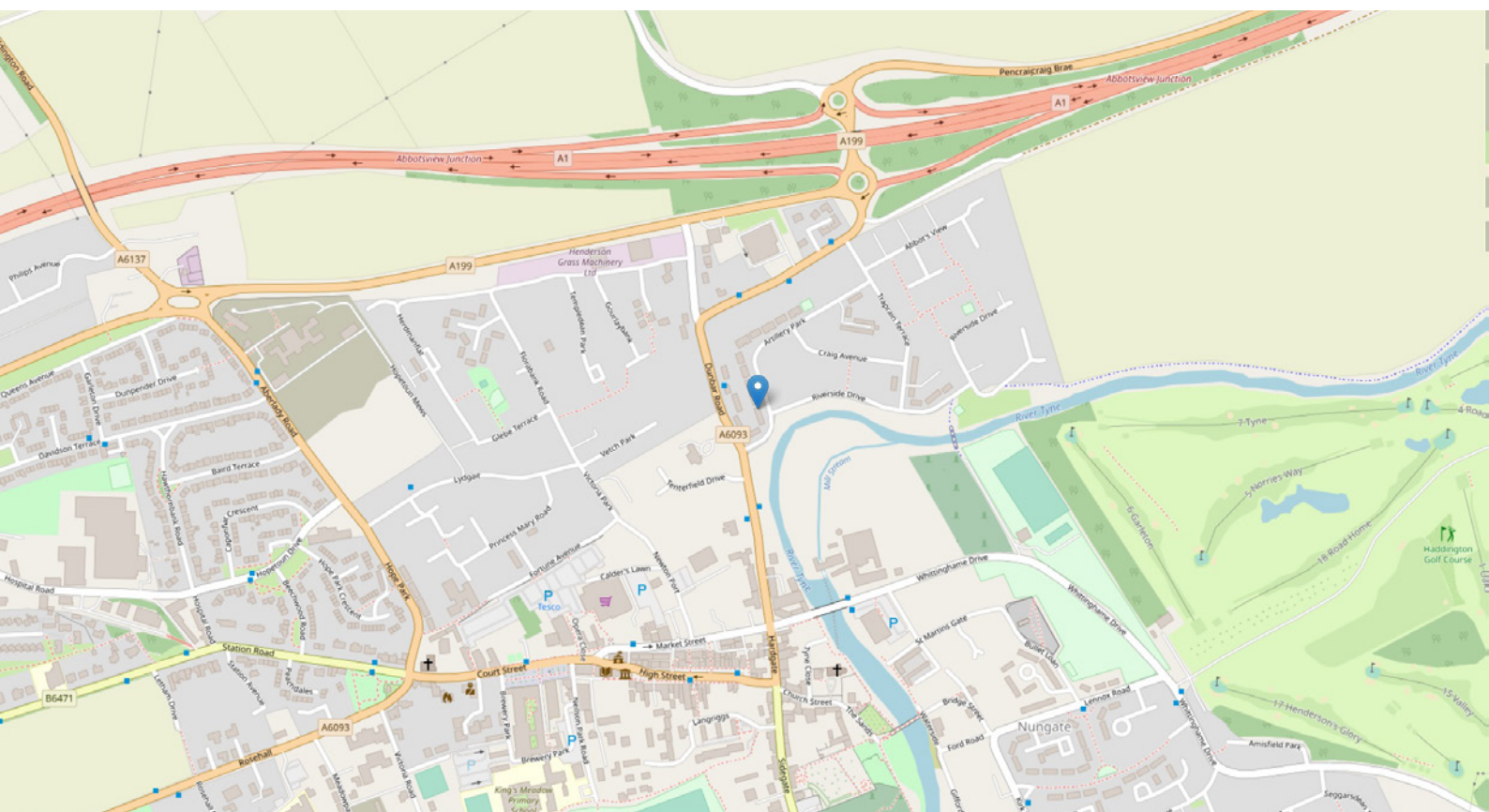


Approximate Dimensions (Taken from the widest point)

Living Room 4.33m (14'2") x 4.17m (13'8")
 Kitchen/Diner 5.13m (16'10") x 2.45m (8")
 Bathroom 1.92m (6'4") x 1.63m (5'4")

Bedroom 1 4.10m (13'5") x 3.98m (13'1")
 Bedroom 2 4.10m (13'5") x 2.72m (8'11")
 Bedroom 3 2.97m (9'9") x 2.75m (9")

Gross internal floor area (m²): 84m² | EPC Rating: C



THE LOCATION

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.

There is good local schooling at primary and secondary levels, and private education is available at the Compass School as well as at Loretto in Musselburgh, in East Lothian, and some other prestigious private schools in Edinburgh itself, including Fettes College. Within a five-minute walk, the property has access to all of the town's amenities including the excellent primary and secondary schools, shops, tennis courts, and sports centre which has a swimming pool.



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