



HADDINGTON



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.



"...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..."

4 TENTERFIELD DRIVE

McEwan Fraser Legal are delighted to offer this impressive five-bedroom family home to the market, found in a quiet corner of the popular market town of Haddington, all within a short commuting distance of Edinburgh. As one of only seven homes that form an exclusive, modern development a mere five minutes' walk from the high street and within the conservation area of the town, 4 Tenterfield Drive is a must see.

Fixtures and fittings are of a particularly high standard with Category 5 network points throughout allowing easy integration of entertainment and computer systems. Highly efficient gas central heating in combination with double glazing throughout makes

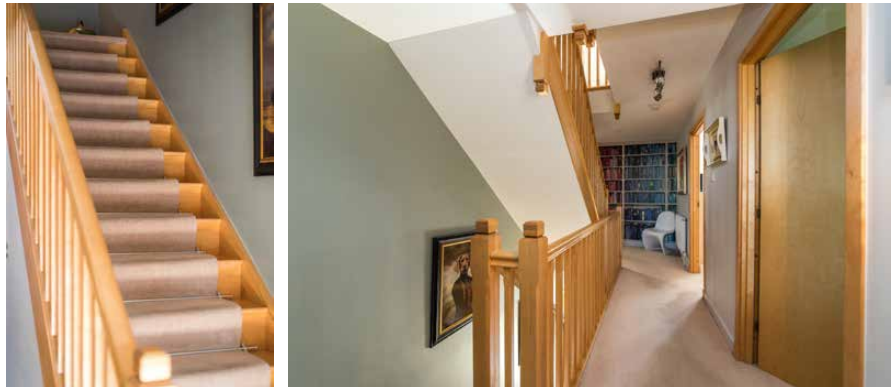


this generous home comfortable and easy to heat all year, while the house is protected by an integral intruder and smoke alarm systems. On the ground floor, the entrance vestibule leads to the generous hallway with handcrafted maple staircase and solid beech wood floor that extends throughout the ground floor, with carpeted stairway and stylish carpet bars.

The generous kitchen is by Kitchens International with Corian worktop and boasts high-end Neff appliances throughout. The family area to the rear of the kitchen benefits from French doors and windows which lead to the outside patio area and to the back garden, with mature trees. The utility room is conveniently placed and leads to the back garden via metal security door. For convenience, there is a WC and cloakroom accessed from the utility room.

As you step into the lounge your attention is instantly drawn to the wonderful living flame limestone feature fireplace, coupled with the generous natural daylight from the windows to the front and French doors to the rear, making this a fantastic room to enjoy. A large storage cupboard underneath the stairway completes this level.





On the first floor, the master bedroom has an adjoining dressing area and en-suite with walk-in shower and limestone flooring. Bedroom two also has an en-suite with walk-in shower and limestone floor and a large walk-in wardrobe. Bedroom three has a built-in glazed wardrobe and looks out over the back garden. It is adjacent to the large family bathroom that includes an oval Jacuzzi spa bath, limestone surround and floor, walnut vanity unit and Vitra basin. The first and second floors are carpeted with luxury cream carpets throughout.

On the second floor accessed from a comfortable upper landing that benefits from additional storage, there is a further double bedroom with dual aspect windows and a single bedroom also suitable for a home study that enjoys views over the private rear garden. Adjacent is a crisp shower room that includes a luxurious body-jet shower system.





**LOCAL AMENITIES**

**PLACES TO EAT**

**BUS LINKS**

**A1 ROAD LINKS**

**NEAR SCHOOLS**

**LEISURE FACILITIES**

Approximate Dimensions
(Taken from the widest point)

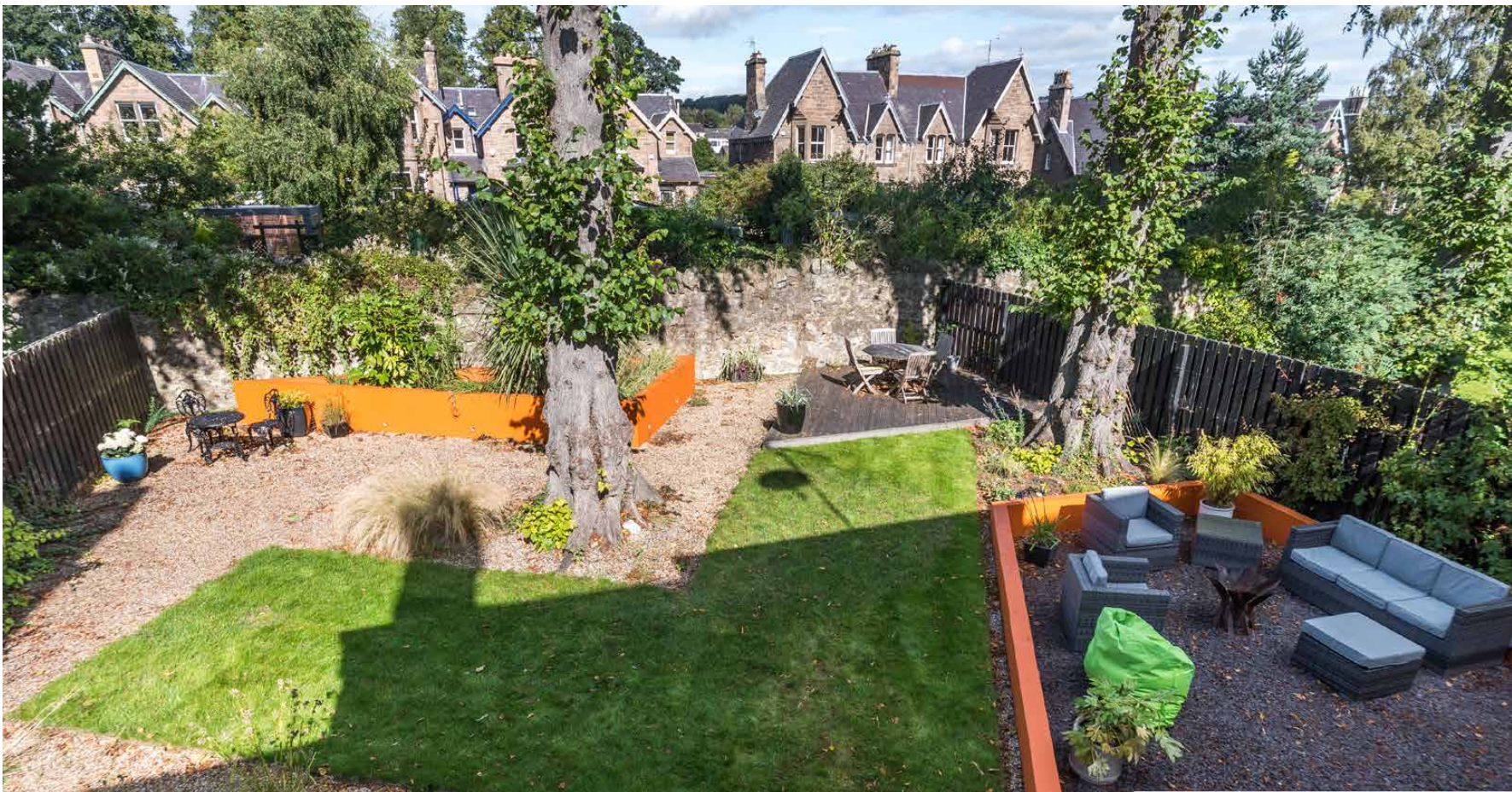
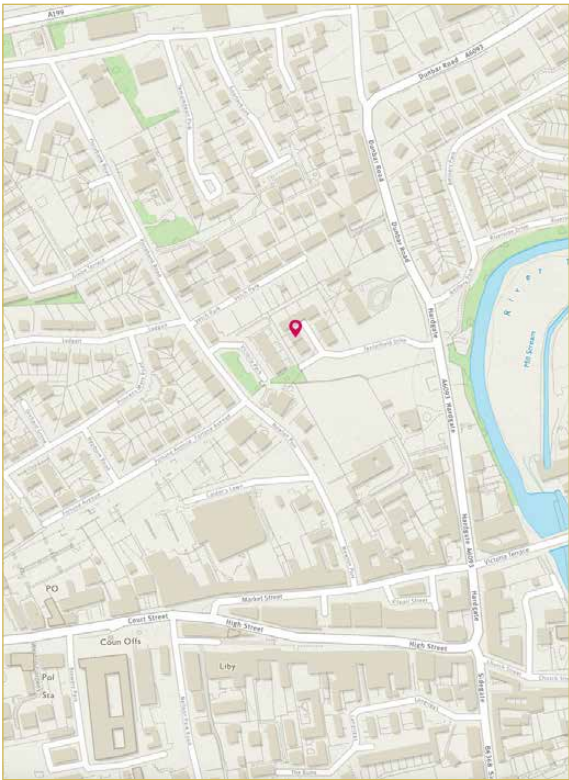
Lounge	8.14m (26'8") x 3.75m (12'4")
Kitchen/Diner	8.14m (26'8") x 3.21m (10'6")
Master Bedroom	4.65m (15'3") x 3.21m (10'6")
Dressing Area	3.21m (10'6") x 1.78m (5'10")
En-suite	3.16m (10'4") x 1.48m (4'10")
Bedroom 2	3.74m (12'3") x 3.69m (12'1")
En-suite	2.32m (7'7") x 1.81m (5'11")
Bedroom 3	6.01m (19'9") x 3.78m (12'5")
Bedroom 4	3.74m (12'3") x 3.62m (11'11")
Bedroom 5	3.21m (10'6") x 3.11m (10'3")

Bathroom	3.03m (9'11") x 1.95m (6'5")
Shower Room	2.79m (9'2") x 2.13m (7')
Utility	2.09m (6'10") x 1.72m (5'8")
WC	2.27m (7'5") x 0.97m (3'2")

Gross internal floor area (m²): 206m²

EPC Rating: C

Extras (Included in the sale): Carpets, blinds, induction hob, extractor hood, single oven, combination oven, integrated dishwasher, freezer, washing machine and tumble dryer.



Step outside and to the front of the property comprises a planted and gravelled garden with a privet hedge, with a single driveway in front of a spacious single garage with remote-control automatic up-and-over door and floored loft space. The side gate accesses the rear garden via a patio and large seating area that allows its use all year round. The timber deck, lawn and planted flowerbeds make up the remainder of the secluded garden with several large and mature trees.

Early viewing of this impressive detached villa is highly recommended.





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