





HADDINGTON

EAST LoTHIAN, EH41 3QE

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.



21 TRAPRAIN TERRACE

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An excellent opportunity has arisen to acquire this well presented three bedroom semi-detached house, well located within the East Lothian town of Haddington while making for an ideal family home. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: entrance hallway with a cloak area and meter cupboard, a bright and spacious lounge with a feature fireplace with the potential of reinstatement as well as a double storage cupboard and an open plan, partially tiled kitchen/diner which benefits from an integrated ceramic 4 hob/oven, dishwasher, under-stair storage cupboard and access to the rear garden.

First Floor: three double bedrooms, one of which has wall-to-wall of built-in wardrobes, one has a storage cupboard which houses the boiler and the third has double built-in wardrobes and provides optional use as a home office or dressing room.

The three-piece, fully tiled family bathroom has an over-head shower, a hand-held shower and a chrome heated towel rail.

Attic: partially floored and accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, private garden grounds to the front, side and rear of the property with a patio area to the rear and a single driveway to accommodate for off-street parking for up to two cars.

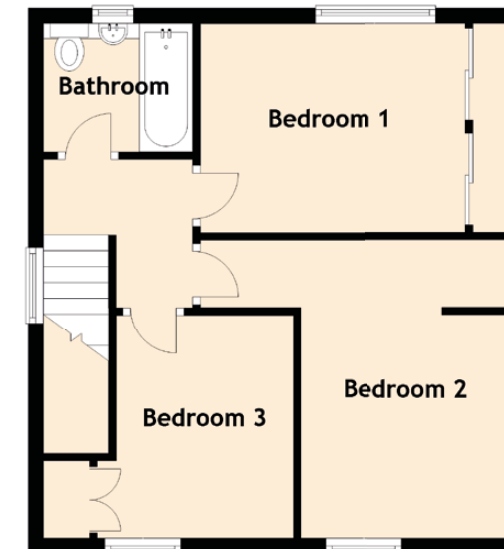
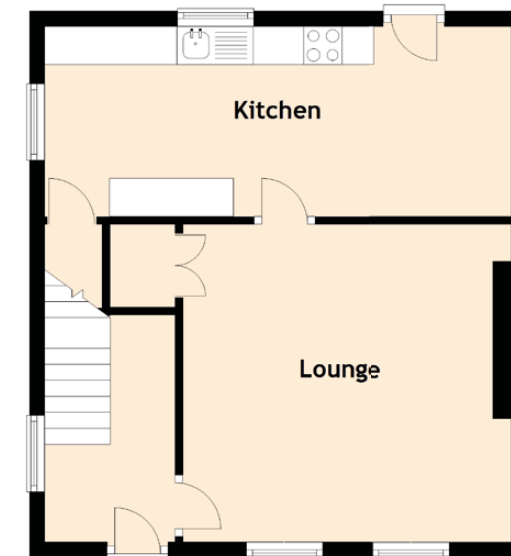


“ ... WELL PRESENTED
THREE BEDROOM
SEMI-DETACHED
HOUSE, WELL
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EAST LoTHIAN TOWN
OF HADDINGTON ... ”



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.33m (14'2") x 4.17m (13'8")
Kitchen	6.14m (20'2") x 2.49m (8'2")
Bedroom 1	3.49m (11'5") x 2.74m (9')
Bedroom 2	4.08m (13'5") x 3.95m (13')
Bedroom 3	2.93m (9'7") x 2.78m (9'1")
Bathroom	1.96m (6'5") x 1.68m (5'6")

Gross internal floor area (m²): 84m² | 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.

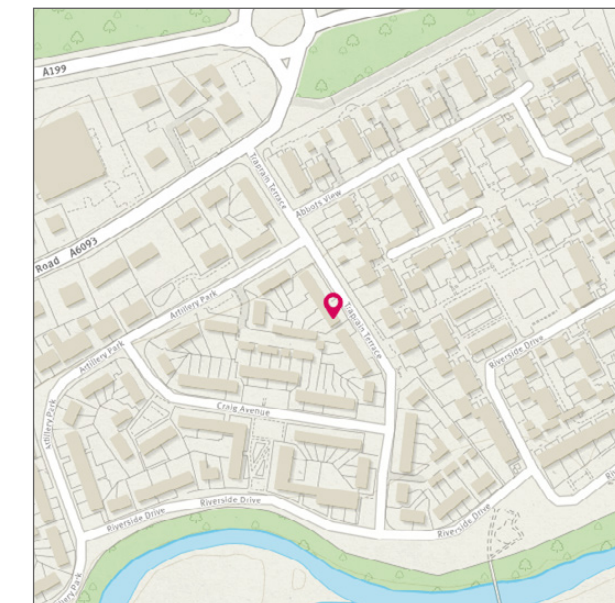


Image credit: <https://www.educationway.co.uk/map/>



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Exchange
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