



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**25 Bridge Street**  
HADDINGTON, EAST LoTHIAN, EH41 4AU



# HADDINGTON

EAST LoTHIAN, EH41 4AU

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 in Haddington as well as at Loretto in Musselburgh, in East Lothian and a number of other prestigious private schools in Edinburgh itself.

Within a few minutes walk from the property there are excellent restaurants, two supermarkets, doctor's surgeries and local schools. There are also excellent transport links with bus stops within walking distance.





# 25 BRIDGE STREET

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This is a well-appointed stone built, detached house set within a popular residential area of Haddington. The property has been maintained both inside and out by its owners and is presented to the market in good condition.

Entrance is via the reception hall with stairs leading to the upper level and access to the kitchen/dining room and downstairs sitting room/bedroom four. You will also find a family bathroom and the main lounge which is located on the ground floor of the property, boasting a lovely outlook to the rear garden and also to the front of the building the lounge also provides access to the upper level of the property via one of two staircases found in the property. The open planned kitchen/dining area has a full range of floor and wall mounted units and the kitchen has been modernised to make the most of the space on offer.

To the upper level, there are three good sized double bedrooms, with the ability to have a variety of different furniture arrangements. The upper floor also has a small study area off the landing as well as a kitchenette/utility room which can be used for a multitude of purposes and currently serves the owners very well as a more than adequate laundry room. The family bathroom completes the accommodation on offer.

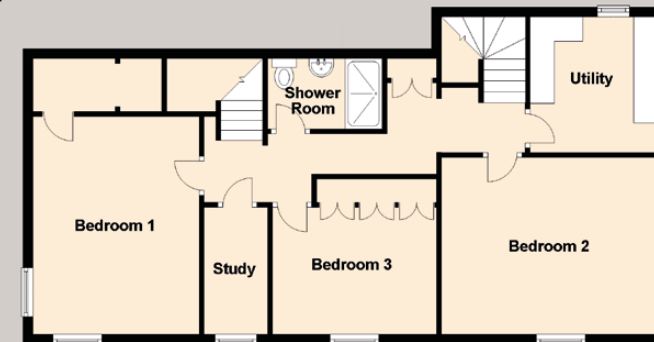
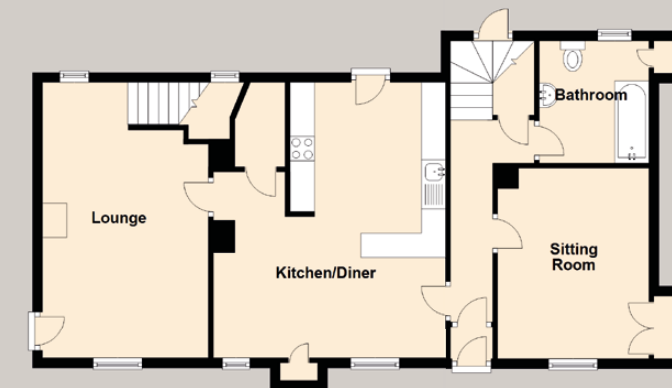
The property also benefits from being mostly double-glazed and off-street parking is provided by private space to the side of the property. There are well-maintained gardens sweeping around the property, in particular, the rear garden is particularly pretty and well tended with a secure fence surrounding, gate to the side for the car and sheds to remain secure.







# SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.64m (18'6") x 3.40m (11'2")
Kitchen/Diner	5.56m (18'3") x 4.76m (15'7")
Sitting Room	3.89m (12'9") x 3.09m (10'2")
Bathroom	2.50m (8'2") x 2.09m (6'10")
Bedroom 1	4.46m (14'7") x 3.40m (11'2")
Bedroom 2	4.43m (14'6") x 3.62m (11'11")
Bedroom 3	3.57m (11'9") x 3.18m (10'5")
Study	2.60m (8'6") x 1.30m (4'3")
Utility	3.03m (9'11") x 2.60m (8'6")
Shower Room	2.35m (7'9") x 1.44m (4'9")

Gross internal floor area (m<sup>2</sup>): 166m<sup>2</sup> | EPC Rating: E

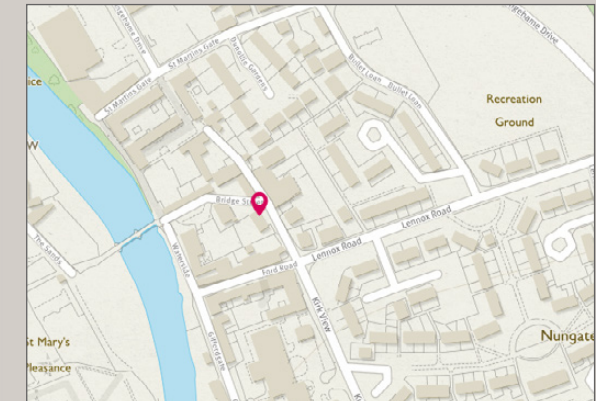


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## Solicitors & Estate Agents

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