

# 10 Knowesley Park

HADDINGTON, EAST LoTHIAN, EH41 3TB



*Charming, detached, house which sits in an established and sought after development in Haddington*



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McEwan Fraser is delighted to present this charming, detached, house which sits in an established and sought after development in Haddington. The property is presented to the market in very good internal order and offers flexible living space over two floors. Accommodation includes a master bedroom with en-suite, three further bedrooms, living room, dining room, breakfasting kitchen, utility room, family bathroom, cloakroom, and an integral garage. Further benefits include gas central heating, double glazing, a well landscaped rear garden, driveway and a private park that is owned by local residents and maintained by a gardener.

# THE LIVING ROOM



Entering the property, you find yourself in an entrance vestibule which is a handy spot for coats and shoes before entering the hallway proper. The entrance vestibule also has a door on your right that leads into the integral garage. The first thing that catches your eye as you move into the hallway is a stunning wooden floor that runs through the hall and into both of the ground floor public rooms. The main living room overlooks the front garden. Naturally bright and spacious, the living room enjoys plenty of floor space for a variety of different furniture configurations. The proportions on offer will give the new owners plenty of flexibility to create their ideal entertaining space.



# THE DINING ROOM



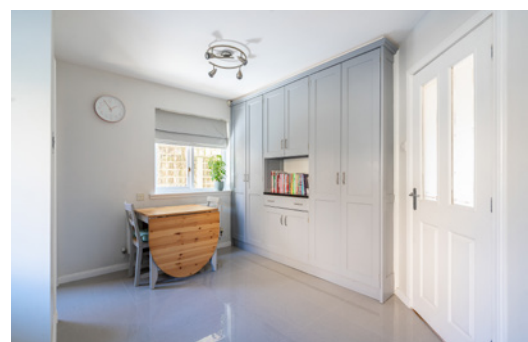
The dining room overlooks the rear garden and is adjacent to the kitchen. There is plenty of room for a large dining table and French doors open onto the rear garden.



# THE KITCHEN



The kitchen comprises a full range of base and wall mounted units topped with granite work surfaces. The kitchen has been arranged around a stylish free-standing cooker with a double oven. There is also space for a fridge freezer and dishwasher. The attached utility room gives further storage space and houses the washing machine.







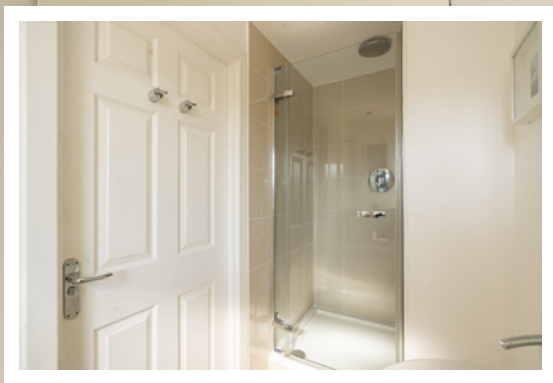
Moving upstairs, the first-floor landing gives access to all four bedrooms, a family bathroom, and a large loft space for additional storage. The master bedroom faces the front of the property and enjoys similar proportions to the main living room below.

Illustrated with a super-king size bed, this spacious room had plenty of space for a full suite of furniture alongside double integrated wardrobes. The master bedroom also enjoys access to a stylish en-suite shower room with partial tiling and a white suite. The second, third and fourth bedrooms are all genuine doubles. Finally, the family bathroom boasts contemporary partial tiling and a white suite with a shower over bath.

# THE MASTER BEDROOM









# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





# THE BATHROOM





Externally, the property has a front garden laid to lawn in keeping with neighbouring properties. A monobloc driveway gives access to the single integral garage and there is ample visitors parking in the immediate vicinity. The rear garden has been well landscaped and boasts a lawn, patio, large deck and shed.

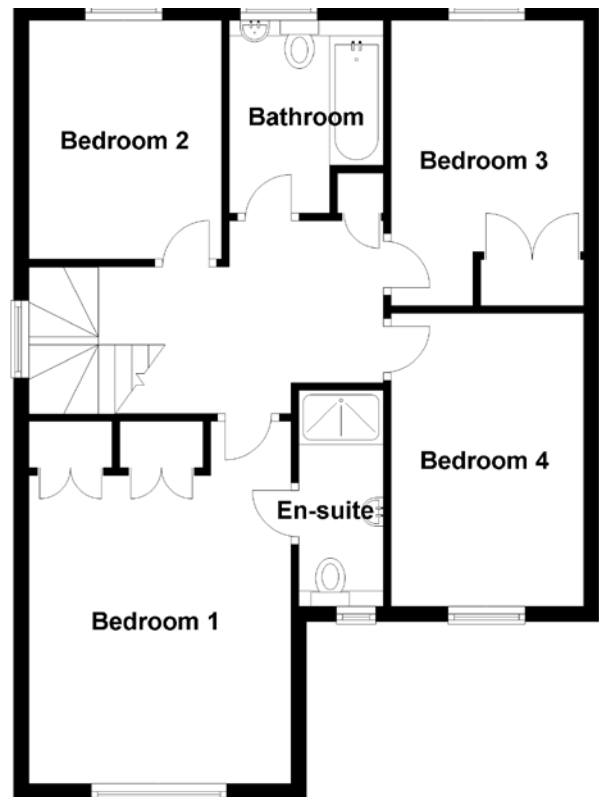
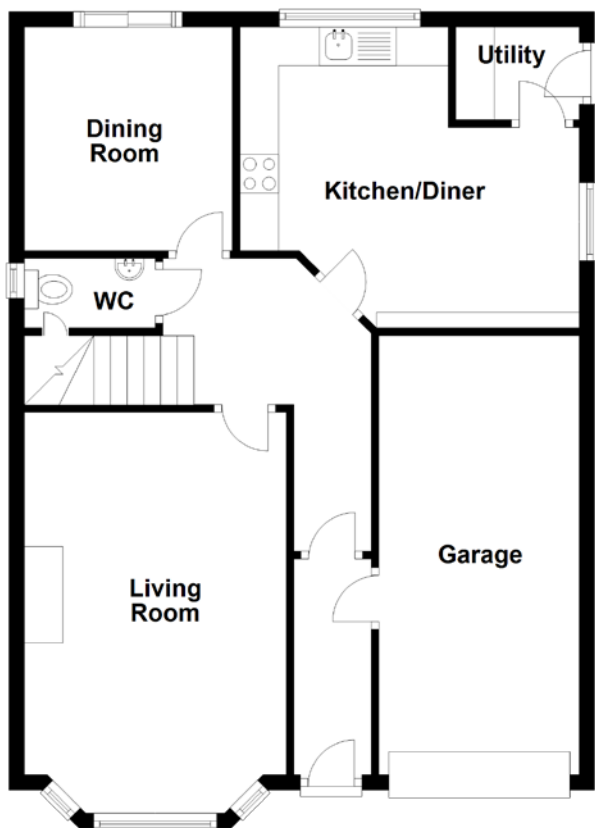
This is a wonderful family home and internal viewing is highly recommended.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

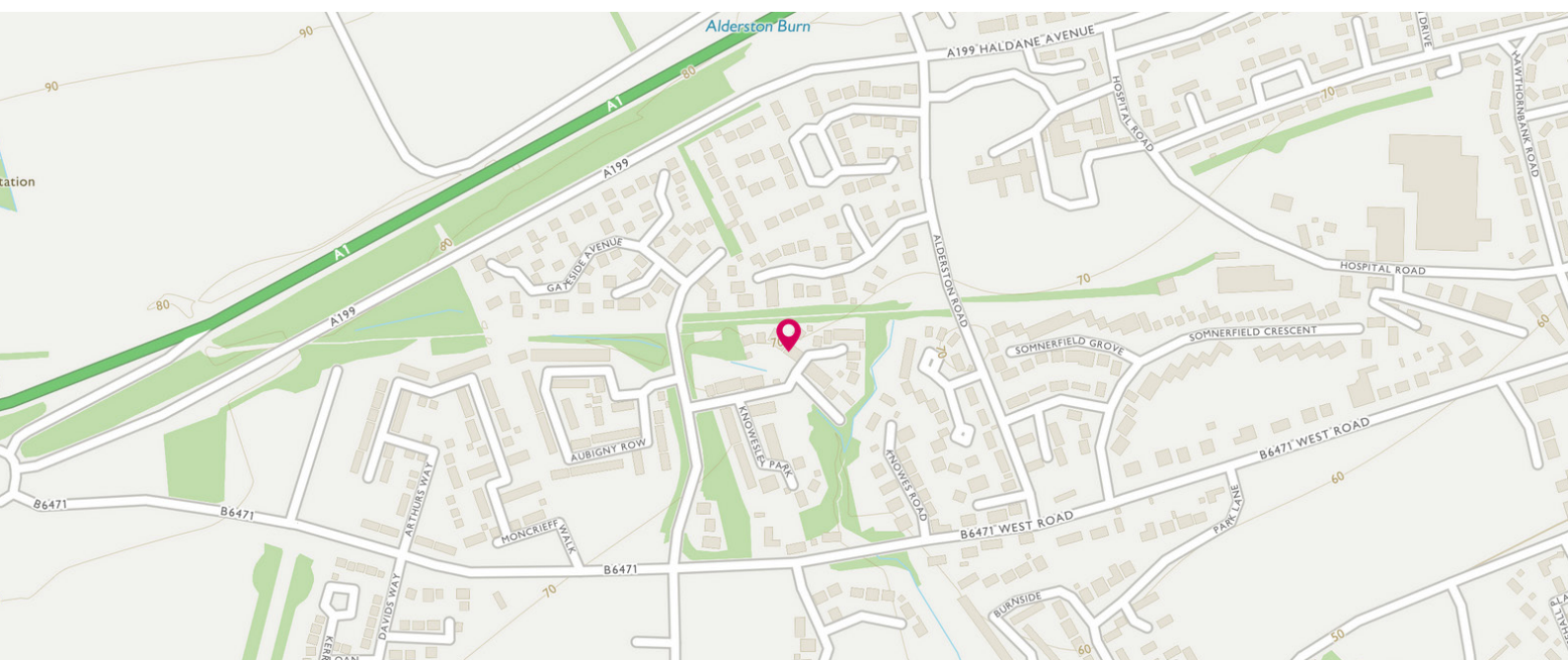


Approximate Dimensions  
(Taken from the widest point)

Living Room	5.20m (17'1") x 3.40m (11'2")
Dining Room	2.90m (9'6") x 2.70m (8'10")
Kitchen/Diner	4.40m (14'5") x 3.90m (12'10")
Utility	1.60m (5'3") x 1.20m (3'11")
WC	1.70m (5'7") x 0.90m (2'11")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")

En-suite	2.80m (9'2") x 1.10m (3'7")
Bedroom 2	3.10m (10'2") x 2.50m (8'2")
Bedroom 3	3.70m (12'2") x 2.40m (7'10")
Bedroom 4	3.80m (12'6") x 2.40m (7'10")
Bathroom	2.50m (8'2") x 2.00m (6'7")
Garage	5.70m (18'8") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 129m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south.







The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and an excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.



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