

FOR SALE



Old Toll House
31 Dunbar Road, Haddington

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Old Toll House

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Old Toll house is a traditional stone cottage with ample living space and delightful garden grounds. Steeped in history, the property was built in the early 1800's

Offers over £210,000



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The property has been extended and modernised over the years and now provides bright and spacious accommodation close to Haddington town centre.

The accommodation comprises a lounge with (open fire) multi fuel burner, large dining kitchen, 2 double bedrooms, bathroom with bath, shower cubicle and WC, also a separate WC and washbasin.

In addition, there is a large garden room/home office which consists of 3 rooms. Services have been installed at the property so a shower and WC could be installed to make this a standalone property that could potentially be used as a holiday let.

There are substantial garden grounds to the rear of the property which are mainly laid to lawn with a selection of mature trees which provide shelter. A stone wall runs along the front of the property with fencing and a gate at the side which allows vehicular access and off street parking for at least 3 cars.

There is also a pleasant and sunny patio area which is used as a seating area and is an ideal size for entertaining family and friends. The patio is surrounded by lots of lovely shrubs and plants which provide privacy.

Location

The historic market town of Haddington is situated in the heart of East Lothian on the banks of the River Tyne approximately 14 miles east of Edinburgh and is short distance from the beautiful beaches on the coast, the countryside and the A1 for easy commuting. Haddington offers plenty of independent shops, supermarkets, bars, cafes as well as fantastic educational facilities for all ages and a fitness centre and swimming pool within the town centre. There are excellent sport clubs to join, such as Haddington Golf Club, Haddington Rugby Club and tennis and bowling clubs.

Council Tax: Band D

EPC rating: D

Services

Electricity and water - mains. Gas Central heating.



31 Dunbar Road Haddington EH41 3PJ

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