



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**5 Tenterfield Drive**  
HADDINGTON, EAST LoTHIAN, EH41 3JF



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, 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 14<sup>th</sup> 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.





Viewing of this highly impressive detached villa is recommended. 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.

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 and triple 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 system from Corstorphine Alarms.

On the ground floor the octagonal entrance vestibule leads via glass door to the generous hallway with hand crafted maple staircase and solid beech wood floor that extends throughout the ground floor.

HIGHLY IMPRESSIVE DETACHED VILLA, SITUATED IN EXCLUSIVE MODERN DEVELOPMENT



# KITCHEN



The large kitchen is by Kitchens International with Corrian worktop and central island and high end appliances throughout. The dining area benefits from surrounding triple-glazed French doors and windows which lead onto the outside decking area and to the back garden, with mature trees.

The adjoining utility room, again by Kitchens International, also leads to the back garden via metal security door. Double glass doors open into the lounge with remote-control living flame limestone feature fireplace, windows to front and rear, and a further door that leads back into the hallway. The sitting room lies opposite the kitchen and again has windows to front and rear with living flame limestone feature fireplace. A ground floor toilet and large cupboard underneath the stairway complete this level.

“...CORRIAN WORKTOP AND CENTRAL ISLAND AND HIGH END APPLIANCES THROUGHOUT...”



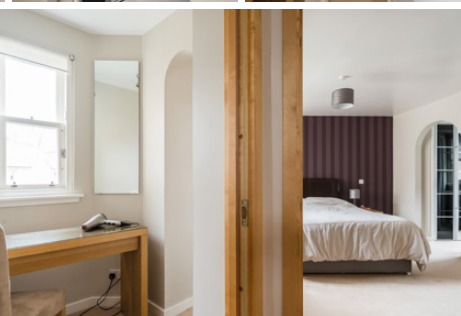
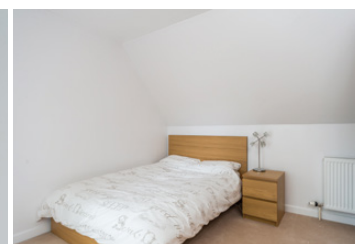
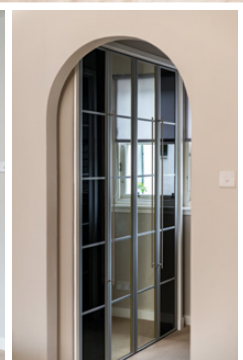
## BEDROOMS

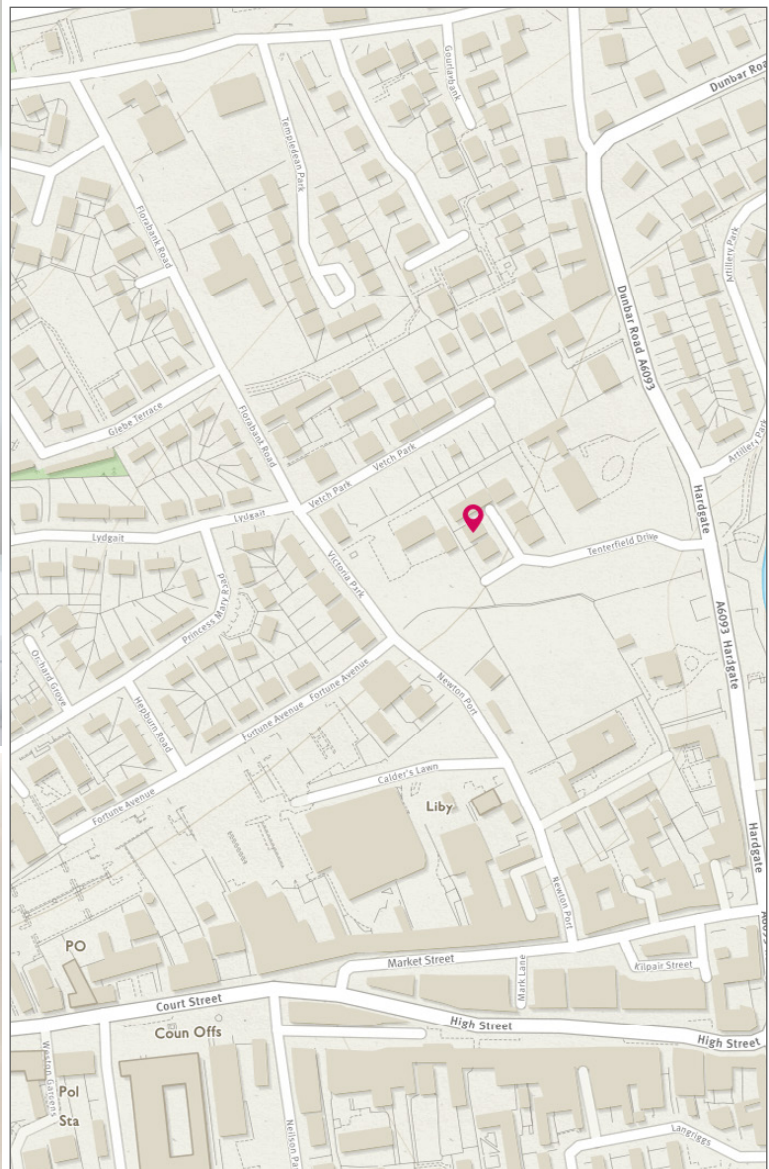


In the first floor the master bedroom has adjoining dressing area and en-suite with Jacuzzi walk-in shower and limestone flooring. It also connects with the Turret Room that leads back onto the landing by another door. Bedroom two also has an en-suite with walk-in Jacuzzi shower and limestone floor, and a large walk-in wardrobe. Bedroom three has a built in wardrobe and looks out over the back garden. It is adjacent to the large family bathroom that includes 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 spacious upper landing that benefits from opening Velux roof windows, are two further double bedrooms and a single bedroom with an en-suite shower room that includes a luxurious body-jet shower system.

Step outside and to the front of the property comprises a planted and gravelled garden with privet hedge, while the driveway offers parking for two cars 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 decked area that allows its use all year round. The raised lawn and planted flowerbeds make up a secluded garden to the rear of the property with several large and mature trees.



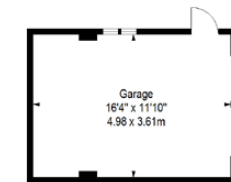


**Gross internal floor area (m<sup>2</sup>)**

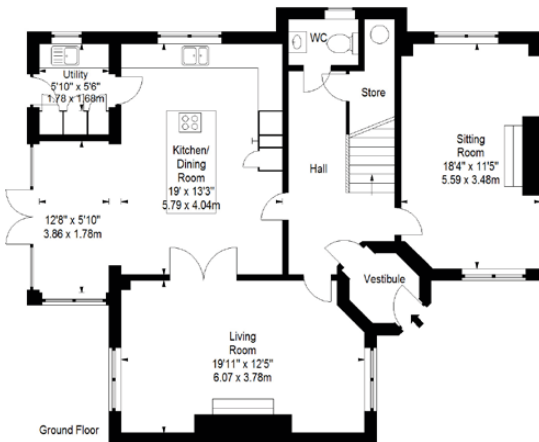
249 m<sup>2</sup>

**EPC Rating**

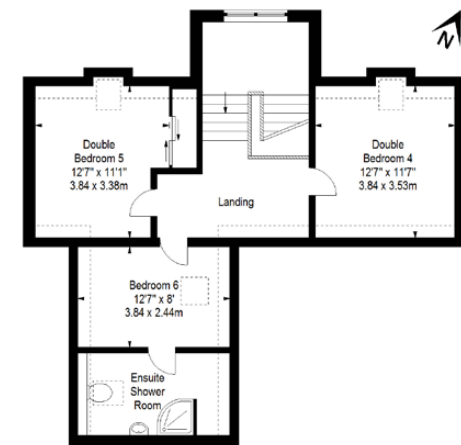
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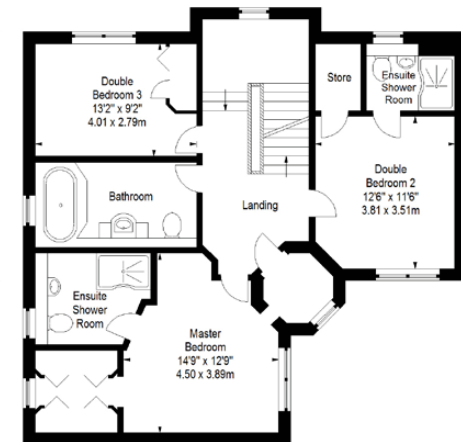
Ground Floor



Ground Floor



Second Floor



First Floor

**Extras**

(Included in the sale)

Carpets, curtains, blinds and light fittings throughout are included in the sale price together with the induction hob, extractor hood, single oven, combination oven, integrated dishwasher, freezer, washing machine and tumble dryer.

SPECIFICATIONS

# McEwan Fraser Legal

Solicitors & Estate Agents

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Part  
Exchange  
Available

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Text and description  
**DEREK WEBSTER**  
Surveyor



Professional photography  
**VIKTOR VASS**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer