




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

41 Hope Park Crescent
HADDINGTON, EAST LoTHIAN, EH41 3AN

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, 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 also good public transport services to and from Edinburgh City Centre and surrounding towns and villages including the coastline.

Location Imagery: Haddington Golf Club and Local Area



McEwan Fraser Legal is delighted to present to the market this well presented two bedroom, terraced house is in fantastic decorative order. The property would make an excellent purchase for a multitude of buyers.

The property is entered via a vestibule into the hallway with two storage cupboards that leads to the living room and kitchen. The large airy living room provides a generous living space with plenty of room for furniture and units and is located at the front of the property with access to the dining room/study located at the rear of the property.

The spacious kitchen which is fitted with a good range of floor and wall mounted units providing lots of worktop space, while the integrated appliances are sure to appeal to any aspiring chef. Access to the large private garden can be found from the kitchen.

Upstairs there are two double bedrooms that are both flooded by natural light, have built in cupboards and allow space for additional free standing furniture if required. A modern, fully tiled three piece bathroom has also been installed with shower over bath.

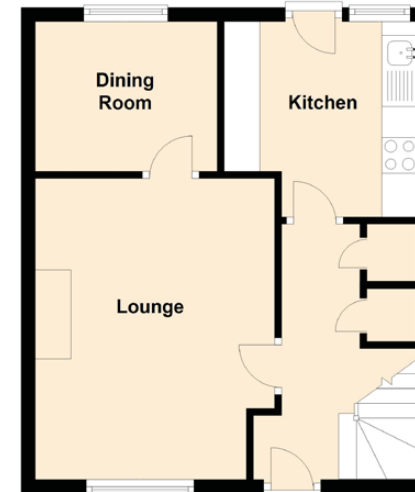
This property also benefits from gas central heating, full double-glazing, more than adequate free on-street parking to accommodate for residents/visitors and good sized garden space front/rear of the property. Viewing is highly recommended.



Hope Park Crescent



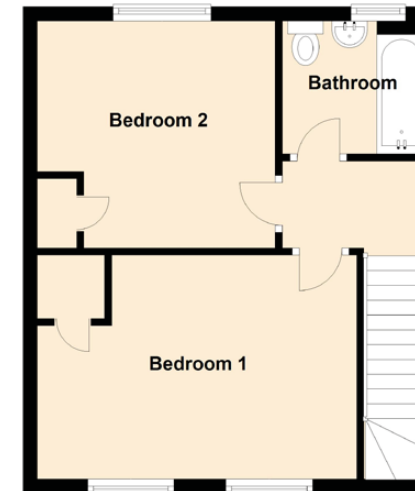
Ground Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	4.24m (13'11") x 3.37m (11'1")
Kitchen	2.75m (9') x 2.72m (8'11")
Dining Room	2.56m (8'5") x 2.11m (6'11")
Bedroom 1	4.38m (14'4") x 3.15m (10'4")
Bedroom 2	3.35m (11') x 3.19m (10'6")
Bathroom	2.03m (6'8") x 1.87m (6'2")

First Floor

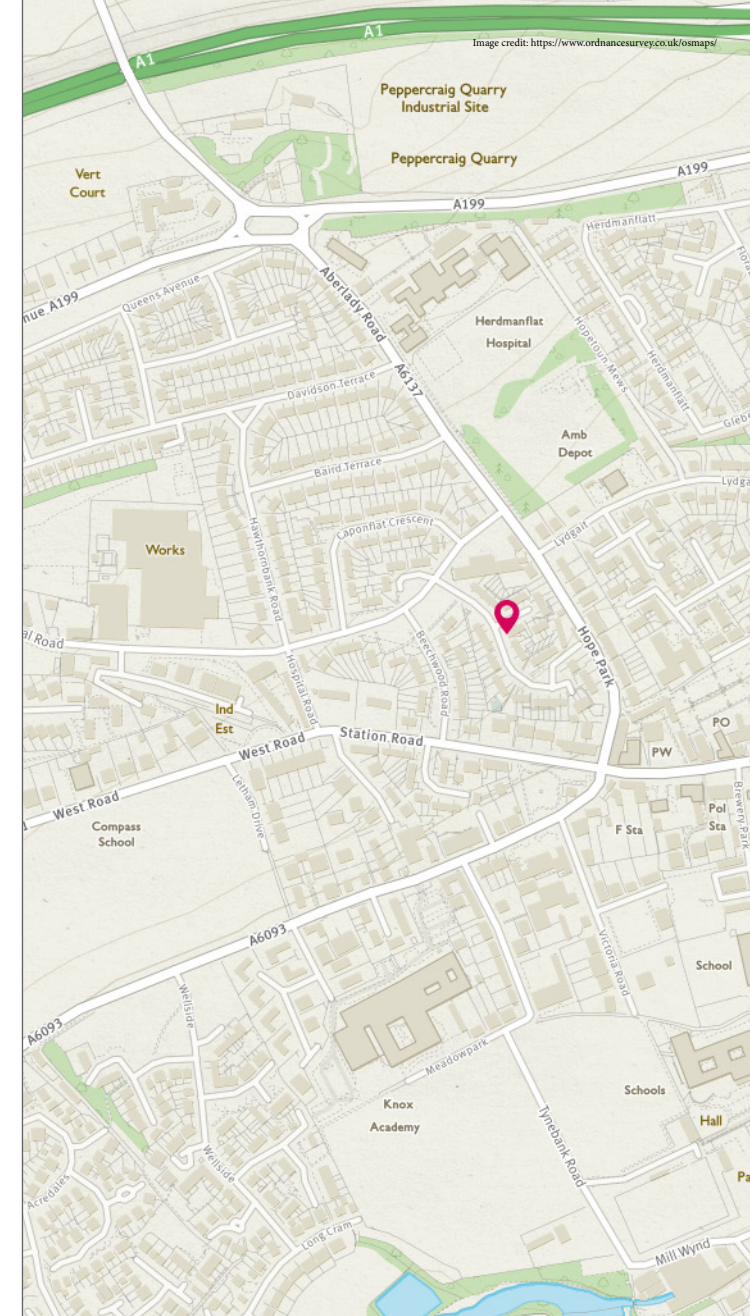


Gross internal floor area (m²) - 71m²

EPC Rating - C

Extras
(Included in the sale)

All fitted carpets and floor coverings, fridge, freezer, cooker, hob and oven. Other items may also be available through separate negotiation.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SCOTT CAMERON
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer