



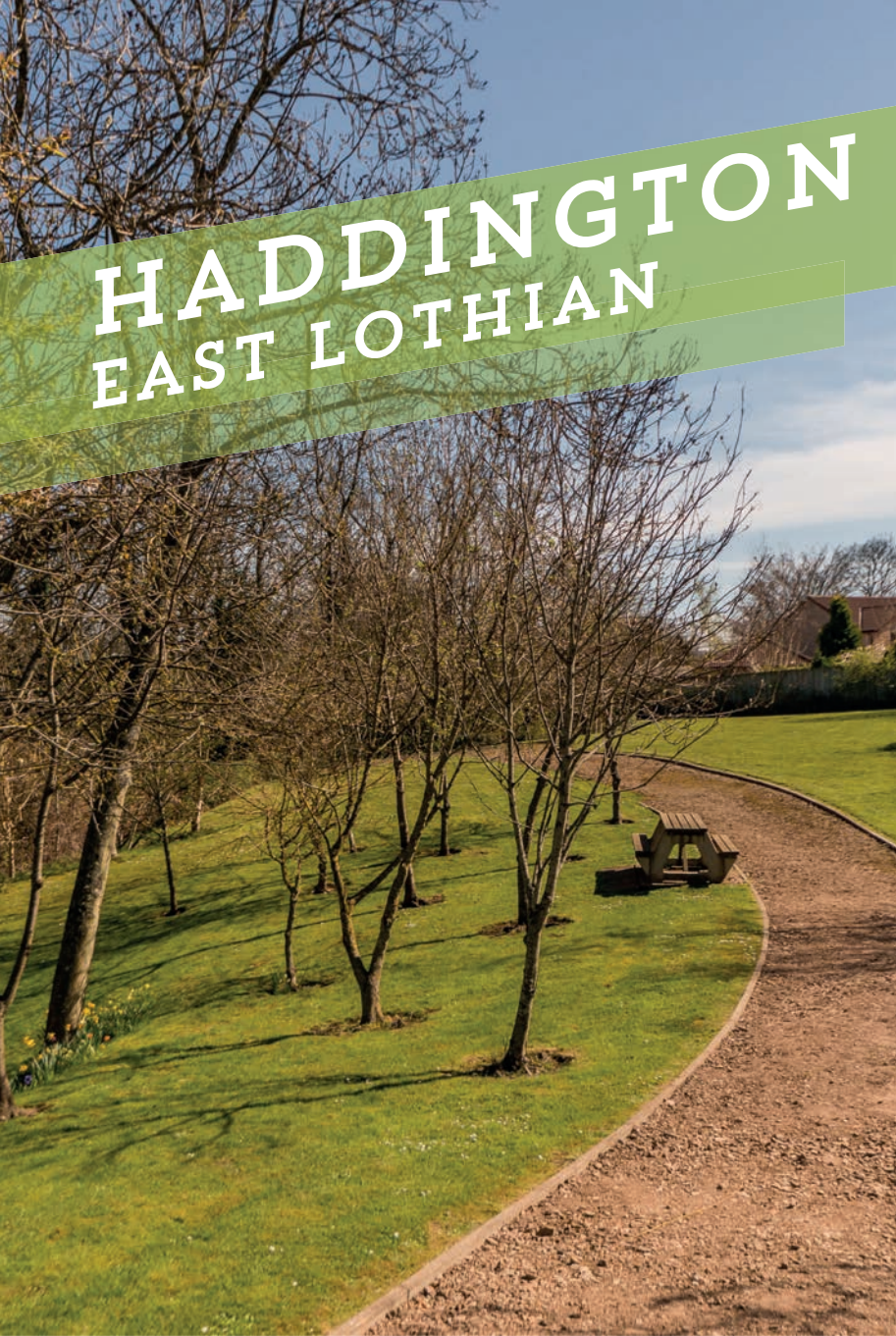

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

1 Tenterfield Drive

HADDINGTON, EAST LoTHIAN, EH41 3JF

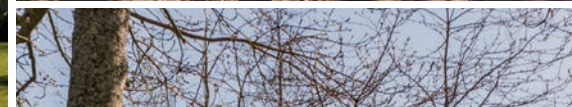
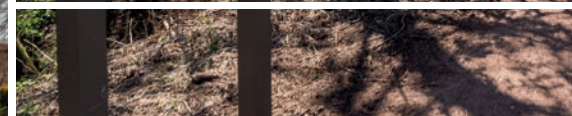


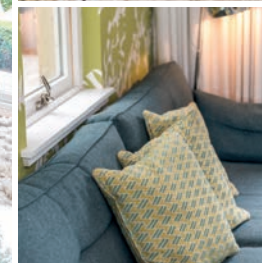
THE HISTORIC MARKET TOWN OF HADDINGTON LIES ON THE RIVER TYNE APPROXIMATELY EIGHTEEN MILES EAST OF EDINBURGH AND SITUATED IN THE HEART OF EAST LoTHIAN'S ATTRACTIVE COUNTRYSIDE...

...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 broad 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 readily available 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 excellent public transport services to and from Edinburgh city centre and surrounding towns and villages including the coastline.

There is good local schooling at primary and secondary levels, and private education is available at the Compass School as well as at Loretto in Musselburgh, in East Lothian and some other prestigious private schools in Edinburgh itself, including Fettes College.





...THE LARGE KITCHEN IS BY KITCHENS INTERNATIONAL WITH CORIAN WORKTOP AND FEATURES HIGH-END APPLIANCES THROUGHOUT...



VIEWING OF THIS EXCEPTIONALLY STYLISH DETACHED VILLA IS ESSENTIAL...

As one of only seven homes that form an exclusive, modern development, this particular property has been sympathetically extended by the current owners to enhance an already generous family home. The property is situated a mere five minutes' walk from the High Street and within the conservation area of the town. Fixtures and fittings are of an unusually high standard with Category 5 network points throughout allowing easy integration of entertainment and computer technologies. Highly efficient gas central heating in combination with double glazing throughout makes this home comfortable and easy to heat all year. What's more, the property is protected by an integral intruder and smoke alarm system from Corstorphine Alarms.

On the ground floor, the entrance vestibule leads via glass door to the hallway with handcrafted maple staircase and solid beech wood floor. The large kitchen is by Kitchens International with Corian worktop and features high-end appliances throughout, including the stainless steel standalone Samsung Fridge Freezer plumbed in for ice and water. There's also an Induction hob with ventilated Siemens hood above, 900mm depth worktop with matching drawers underneath for generous and deep drawer storage, and a recently installed Bosch Combi microwave and Bosch self-cleaning oven. There is a good sized dining area within the kitchen perfect for family dining.



WITH THREE SEPARATE LIGHTING CIRCUITS IN THE KITCHEN DINER TO MASTER THE AMBIENCE AND MOOD OF THE SPACE, ONE FOR THE ARTEMIDE TOLOMEO PENDANT LAMP OVER THE DINING TABLE (INCLUDED IN THE SALE), ANOTHER FOR THE UNDER COUNTER LIGHTS AND...

...lastly for the low voltage downlights. An open hallway takes you into the extension from the original house with French doors that lead to the landscaped garden to the rear and a short hallway to the family lounge, utility room, and downstairs WC. The family room features triple aspect windows, two of which are floor to ceiling windows, doorway leading to the garage, and as with the kitchen, an individual light circuit each for 5 amp light circuit for floor/table lamps, feature pendant light, and low voltage downlights in the ceiling. The Bose, 3,2,1 surround sound system (included in the sale) makes this room perfect for family entertainment, or the perfect place to relax, unwind and enjoy the garden view. The adjoining utility room, again by Kitchens International, offers ample storage and also houses the gas boiler system. The downstairs WC is adjacent. There is further storage under the stairway accessed from the ground floor hallway. The formal lounge completes the ground floor and is a beautiful space comparable to a boutique hotel in its quality and finish which includes feature limestone fireplace with remote-control living flame, windows to front and french doors to rear, and a further door that leads back into the hallway. The formal lounge completes the ground floor and is a beautiful space comparable to a boutique hotel in its quality and finish which includes feature limestone fireplace with remote-control living flame, windows to front and rear, and a further door that leads back into the hallway.



AGAIN THE ATTENTION TO THE LIGHTING IS ESSENTIAL TO THE MOOD OF THIS IMPRESSIVE ROOM THAT IS IDEAL FOR ENTERTAINING...



...The Bose speaker system is similar to that found in the family lounge and is hard-wired into the property. Framing both windows are fantastic handmade Italian silk curtains, suspended from custom designed curtain poles finished in a chocolate brown stain with gold finials.

On the first floor, the master bedroom suite continues this boutique hotel feel with his and hers adjoining dressing area and en-suite with Jacuzzi walk-in shower, mirrored towel ladder, mosaic tiling, handmade vanity cupboard and Phillip Stark taps. Bedroom two also has an en-suite with walk-in Jacuzzi shower, Phillip Stark taps and limestone floor, and a large

wardrobe. Bedroom three has a built in wardrobe, luxurious Elitis wallpaper and designer curtains, and looks out over the back garden. It is adjacent to the large family bathroom includes an oval Jacuzzi spa bath, mirrored wall, limestone tiled floor, vanity unit, and Vitra basin.

The first and second floors are carpeted with luxury cream carpets throughout, there is a large storage cupboard found on the split landing to the second floor. This room showcases the three heating loops, one for the heating itself, another for the bathroom towel rails and a third for the hot water to maximize control of the environment to suit the time of year.



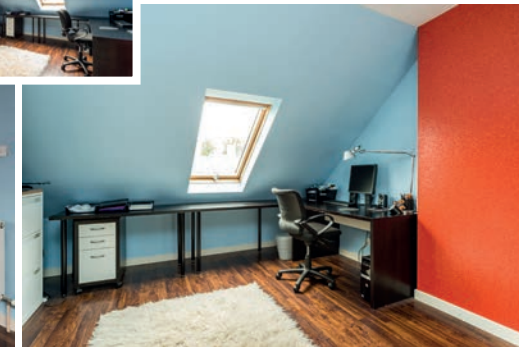
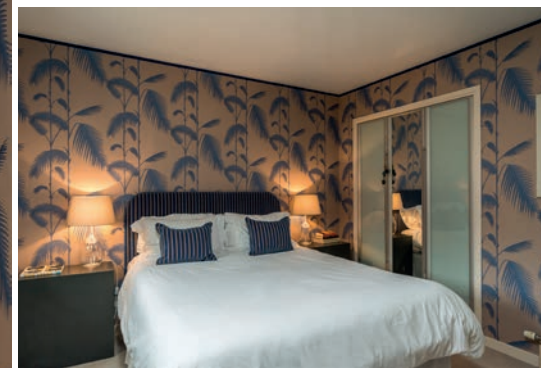


On the second floor is a further two storage cupboards and two further bedrooms, one double/study, again with extensive storage cupboards, and a convenient single. There is also a further shower room with luxurious body-jet shower system. All second-floor rooms are flooded with light from Velux roof windows.

Step outside and to the front of the property comprises a planted and gravelled garden with a structured privet hedge, while the driveway offers space to park two cars in front of a spacious single garage with remote-control automatic up-and-over door and floored loft space. With mature trees and lawn to the side of the house, there is a pathway that leads past an external tap to the landscaped rear garden that combines different layers of decked, gravel and paved areas to fully utilise the space and allowing use all year round. The planted flowerbeds and a traditional East Lothian beech and holly hedge provide a discrete border to the secluded garden to the rear of the property. The rear garden also features an Arctic Spa 6-seater jacuzzi, platform decking and travertine tiled seating and dining area.

EARLY VIEWING IS HIGHLY RECOMMENDED.

“...A FURTHER
DOUBLE
BEDROOM OR
STUDY AND
A SINGLE
BEDROOM AND
SHOWER ROOM
THAT INCLUDES
A LUXURIOUS
BODY-JET
SHOWER
SYSTEM...”





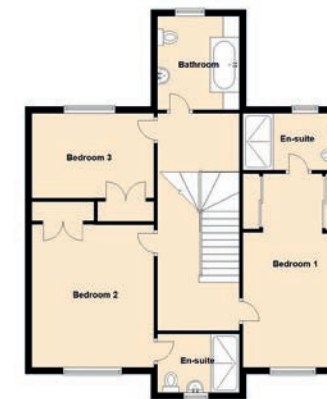
SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION

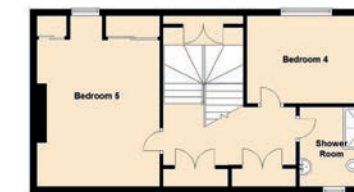
Ground Floor



First Floor



Second Floor



Approximate Dimensions
(Taken from the widest point)

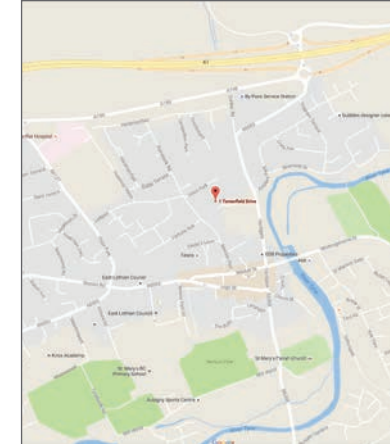
Sitting Room	7.38m (24'3") x 3.75m (12'4")
Kitchen	7.28m (23'11") x 3.20m (10'6")
Utility	2.21m (7'3") x 2.00m (6'7")
Family Room	4.46m (14'8") x 3.82m (12'6")
Bedroom 1	4.18m (13'9") x 3.19m (10'6")
En-suite	1.49m (4'11") x 1.48m (4'10")
Bedroom 2	3.75m (12'4") x 3.25m (10'8")
En-suite	2.52m (8'3") x 1.80m (5'11")
Bedroom 3	3.75m (12'4") x 3.30m (10'10")
Bedroom 4	3.20m (10'6") x 2.40m (7'10")
Bedroom 5	5.80m (19') x 3.77m (12'4")
Shower Room	2.80m (9'2") x 2.05m (6'9")

WC	1.59m (5'3") x 1.19m (3'11")
Bathroom	2.88m (9'5") x 2.73m (8'11")
Garage	5.69m (18'8") x 4.70m (15'5")

Gross internal floor area (m²) - 223 m²
EPC Rating - D

Extras
(Included in the sale)

Carpets, curtains and blinds are included in the sale price together with the induction hob, extractor hood, single oven, combination oven, integrated dishwasher, fridge/freezer, washing machine and tumble dryer. Other items may be available by 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
DEREK WEBSTER
 Surveyor



Professional photography
VIKTOR VASS
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer