



HADDINGTON, EAST LoTHIAN



Haddington is the historic market town of East Lothian, a beautiful county with a fine coastline, lovely beaches, several golf courses including an eighteen hole course in Haddington itself. There are an excellent variety of shops and services including a Tesco's Superstore, Post Office, banks and building societies. The schools at nursery, primary and secondary are highly regarded, and there are many recreational venues for those interested in football, rugby, golf and bowls. In addition, the sports centre has a swimming pool. Edinburgh is about seventeen miles away and is easily accessible by car as is the city bypass which affords convenient access to Edinburgh International Airport and the motorway network.





21 TRAPRAIN TERRACE

A light and spacious three bedroom, end terrace house. Located in the popular residential area of Haddington.

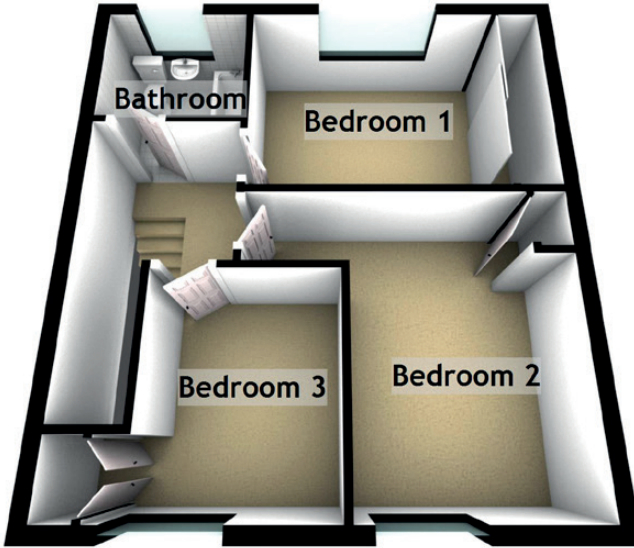
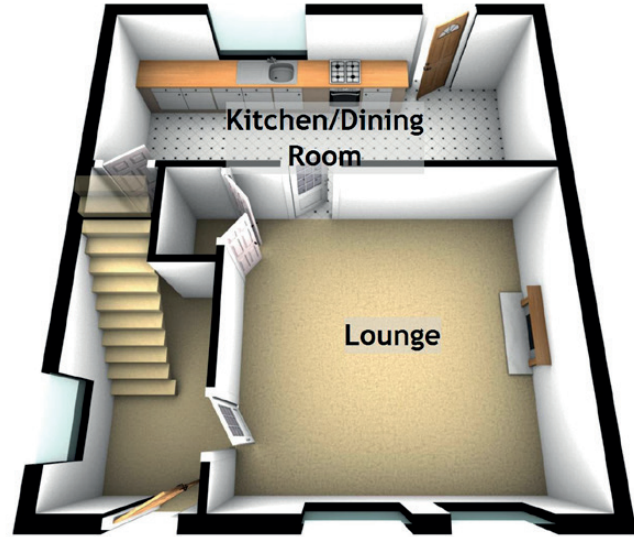
An excellent opportunity has arisen to acquire this highly desirable three bedroom end terrace house, making for an ideal family home and located within the Haddington area of East Lothian. Viewing of this property is highly recommended.

The size and internal condition makes this a highly desirable property for any purchaser. The property has been designed to maximise the natural available light to create a modern ambiance, and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

The accommodation briefly comprising of entrance hallway, a bright and spacious lounge with windows to the front, filling the room with natural light and has a as feature fire place. The well presented kitchen sits at the rear of the property and is fitted with a good range of floor and wall mounted units, providing lots of worktop space for the aspiring chef as well as space for a dining table and chairs. Access to the rear garden can also be found in the kitchen.

The first floor comprises of three double bedrooms which provide ample space for furniture configurations as well as all having built-in storage. The property is completed with a three piece, fully tiled family bathroom with shower over bath.

This property also benefits from gas central heating, full double glazing and garden grounds to the front, side and rear of the property. There is a driveway for two cars as well as more than adequate unrestricted on-street parking which can be found to accommodate for residents and visitors alike.



PROPERTY SPECIFICATIONS

Floor Plan - Dimensions - Location

Approximate Dimensions
(Taken from the widest point)

Lounge	4.33m (14'2") x 4.17m (13'8")
Kitchen/Dining Room	6.15m (20'2") x 2.45m (8')
Bedroom 1	3.49m (11'5") x 2.75m (9')
Bedroom 2	4.08m (13'5") x 3.87m (12'8")
Bedroom 3	2.93m (9'7") x 2.78m (9'1")
Bathroom	1.97m (6'6") x 1.71m (5'7")

EPC Rating - C

Extras
(Included in the sale)

All fitted carpets and floor coverings, integrated appliances. Other items may also be available through separate negotiation.

Gross internal floor area (m²) - 84m²

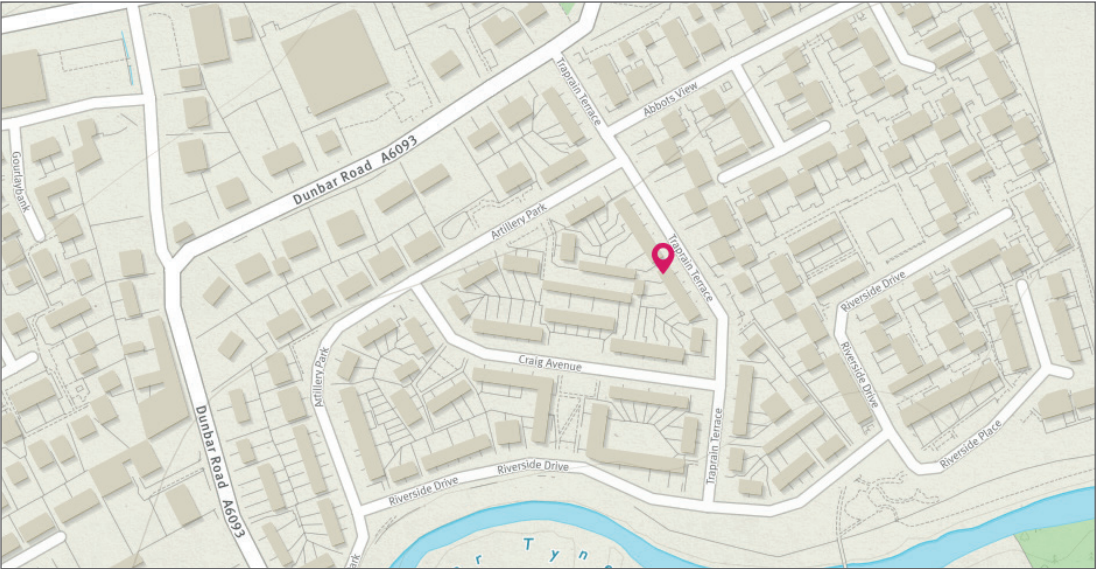


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