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7 Peregrine Avenue
HADDINGTON, EAST LoTHIAN, EH41 3TF

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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.



7 PEREGRINE AVENUE

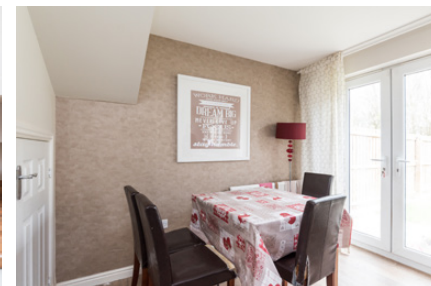
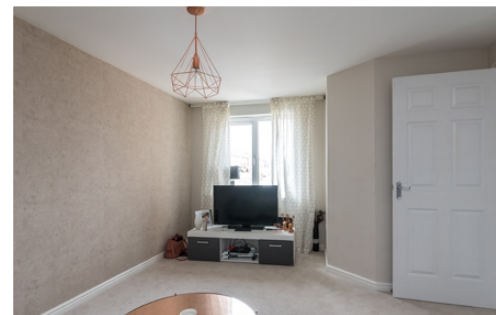
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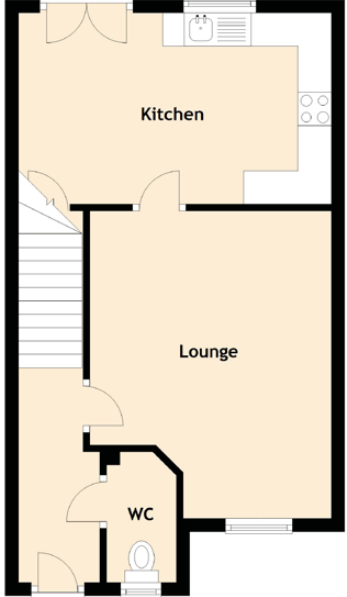
An excellent opportunity has arisen to acquire this delightful three-bedroom end terraced house, making for an ideal early family or first-time buyer home.

The ground floor briefly comprises an entrance hallway, a two-piece WC, a bright and spacious lounge with and provides access to the kitchen. The fully equipped kitchen benefits from freestanding appliances such as fridge freezer, tumble dryer, washing machine four ring gas hob, electric oven and hood, this room also allows space for dining and through the french doors, you will find the spacious garden with rear access to store your bins in the rear garden.

The first floor has linen storage, a spacious double bedroom with dual built-in wardrobes and en-suite shower room as well as two further bedrooms. The main family bathroom, with a white three-piece, is partially and completes the rooms. This accommodation further benefits, gas central heating and double glazing whilst also access to the attic space.

Externally, there is parking to the front of the property with a double driveway leaving space for two cars, as well as more than adequate on-street parking to accommodate for visitors. There is a well maintained secure private garden to the rear which is partially grassed and has space for a garden shed.



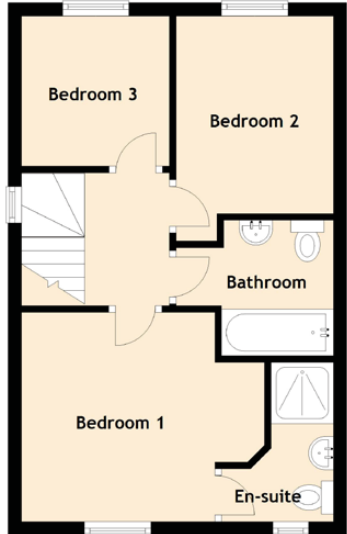
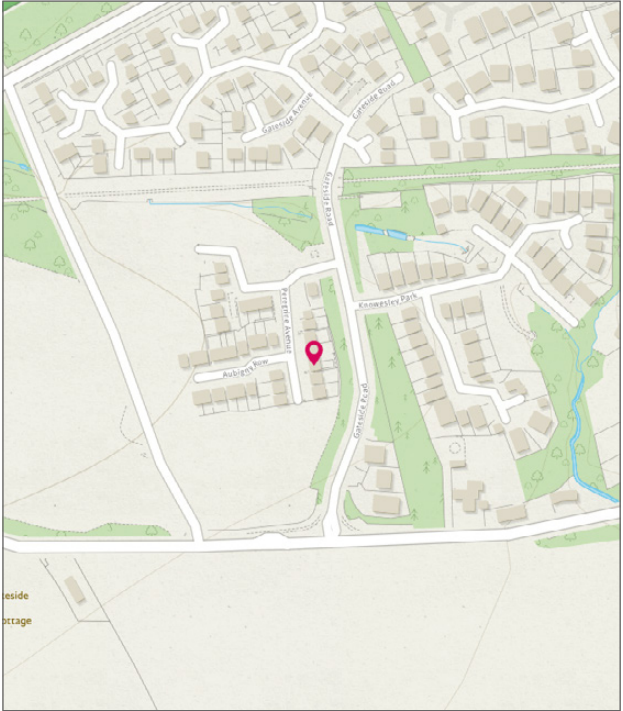


Approximate Dimensions (Taken from the widest point)

Lounge	4.63m (15'2") x 3.63m (11'11")
Kitchen	4.70m (15'5") x 2.88m (9'5")
Bedroom 1	3.66m (12') x 3.15m (10'4")
En-suite	2.40m (7'10") x 1.69m (5'6")
Bedroom 2	3.33m (10'11") x 2.43m (8')
Bedroom 3	2.26m (7'5") x 2.23m (7'4")
Bathroom	2.44m (8') x 2.04m (6'8")
WC	1.97m (6'6") x 1.05m (3'5")

Gross internal floor area (m²): 76m²

EPC Rating: C





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Text and description
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Surveyor



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VIKTOR VASS
Photographer



Layout graphics and design
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Designer