




McEwan Fraser Legal
Solicitors & Estate Agents
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9 Hope Park Crescent
HADDINGTON, EAST LOTHIAN, EH41 3AN

HADDINGTON



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.



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HOPE PARK
CRESCENT

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

The property is entered through the hallway which leads to both the living room and kitchen and contains two large storage cupboards. The large, airy living room provides a generous living space with a multi fuel stove and plenty of room for furniture and units. It is located at the front of the property. The living room is open plan and flows nicely to the dining room and kitchen, which are located at the rear. The modern and recently fitted kitchen hosts a good range of floor and wall mounted units, which provide ample worktop space.

Undercounter appliances are sure to appeal to any aspiring chef. A charming, uPVC stable door is perfect for enjoying the outdoors or keeping an eye on the children in the large rear garden during the summer months. Access to the large private garden is found from the kitchen.

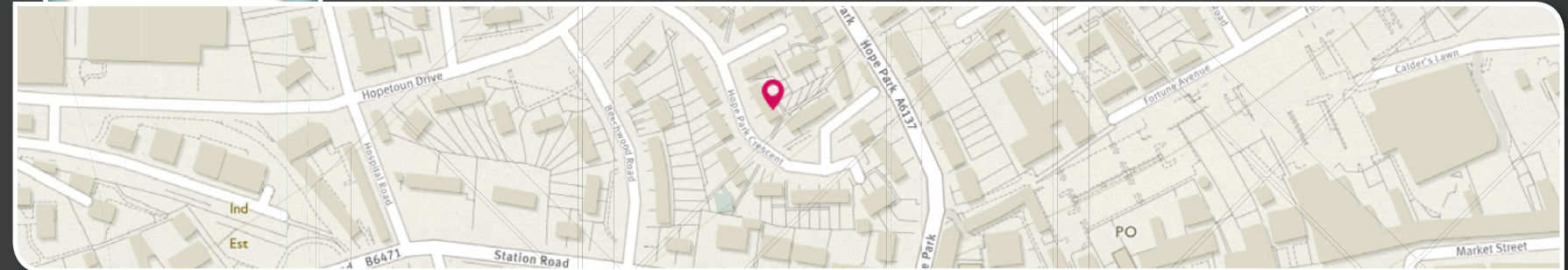
Upstairs there are two double bedrooms that are both flooded by natural light, have built-in cupboards and allow space for additional free standing furniture, if required. A fully tiled three piece bathroom has also been installed with shower over bath.

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.





SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)	
Lounge	4.50m (14'9") x 3.15m (10'4")
Kitchen	2.80m (9'2") x 2.80m (9'2")
Dining Area	2.35m (7'9") x 2.05m (6'9")
Bedroom 1	4.30m (14'1") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")
Bathroom	2.05m (6'9") x 1.75m (5'9")
Gross internal floor area (m ²) - 71m ²	
EPC Rating - C	
Extras (Included in the sale):	
All fitted carpets and floor coverings, light fittings, fridge, hob and oven, garden shed (with electricity). Other items may also be available through separate negotiation.	

Image credit: <https://www.dancecurve.co.uk/omaps/>



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**Part
Exchange
Available**

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Text and description
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