



53 ACRES DALES HADDINGTON, EAST LoTHIAN

A SPACIOUS FAMILY HOME, WHICH IS CLOSE TO HADDINGTON TOWN CENTRE.

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.



Scenic views from around Haddington



LOUNGE



KITCHEN



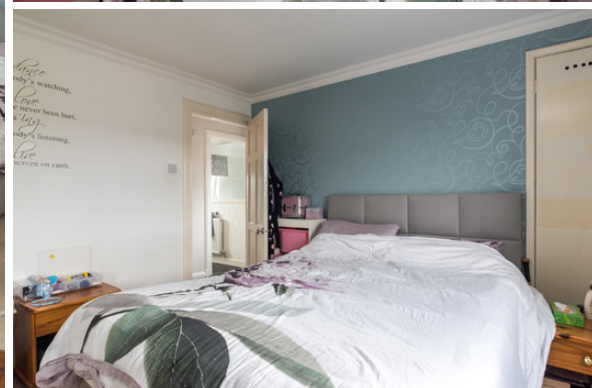
THE LARGE LOUNGE PROVIDES A GENEROUS LIVING SPACE AND
PLENTY OF ROOM FOR FURNITURE AND STORAGE/SHELVING UNITS

McEwan Fraser Legal are delighted to present to the market this well presented two bedrooms, semi-detached 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 also a conservatory. The large lounge provides a generous living space and plenty of room for furniture and storage/shelving units. The lounge is open plan and flows nicely to the dining room/kitchen, which is located at the rear this space runs from the front to the back of the house. The modern 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. Access to the spacious rear garden is found from the kitchen. From the Hallway downstairs you will find a multi-purpose room currently being used as an office

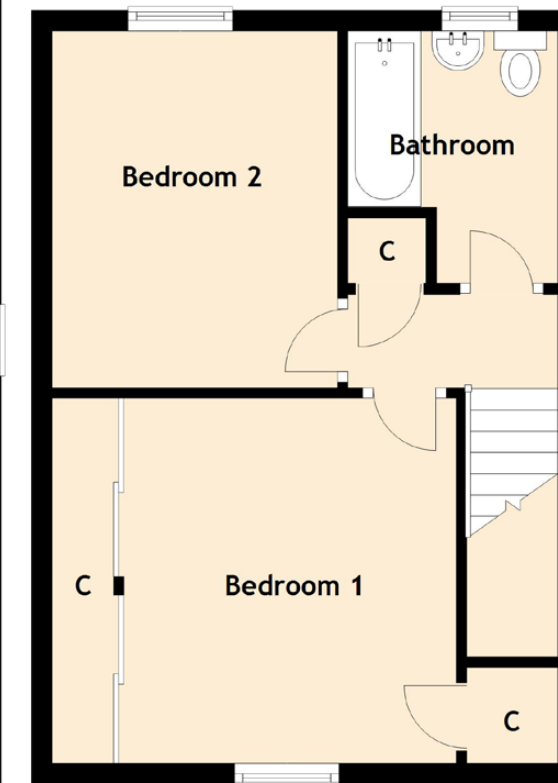
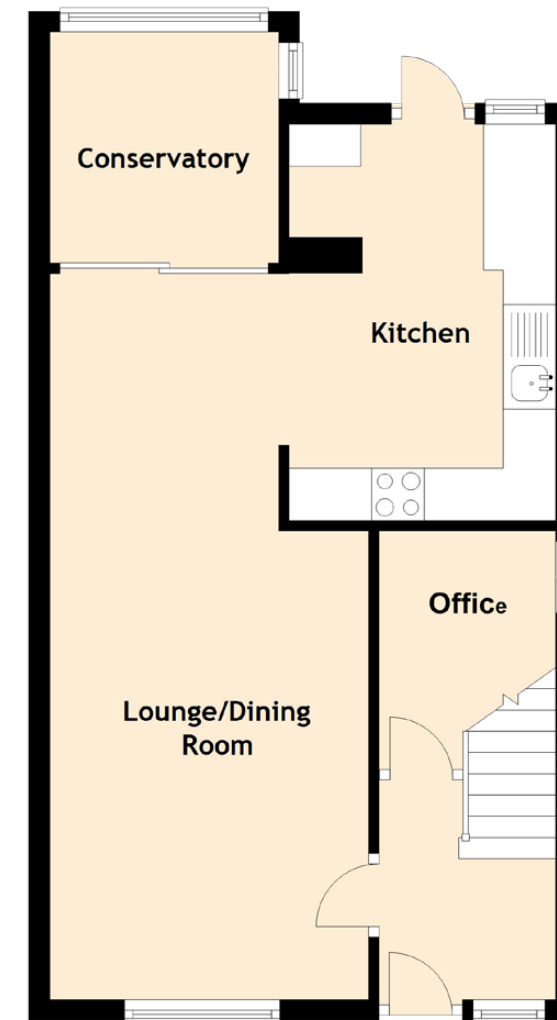
Upstairs there are two double bedrooms that are both flooded by natural light and allow space for additional free-standing furniture if required. Bedroom one also features a built-in sliding mirror door wardrobe. Finally, the property is completed by a fully fitted three-piece bathroom which also features a shower over the bath.

This property also benefits from gas central heating, full double glazing, single driveway with space for two cars and there is more than adequate, free on-street parking to accommodate for residents/visitors. In the rear garden there is a large single garage providing additional storage and has been fitted with a UPVC doors and windows, making for a valuable additional space and adds to the good sized garden at the front/rear of the property.



SPECIFICATIONS

LAYOUT, MAP & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Lounge/Dining Room	6.94m (22'9") x 3.05m (10')
Kitchen	3.79m (12'5") x 2.55m (8'4")
Office	2.28m (7'6") x 1.69m (5'7")
Conservatory	2.21m (7'3") x 2.08m (6'10")
Bedroom 1	3.49m (11'5") x 3.18m (10'5")
Bedroom 2	3.41m (11'2") x 2.73m (8'11")
Bathroom	2.41m (7'11") x 2.03m (6'8")

Gross internal floor area (m²)

75m²

EPC Rating

C

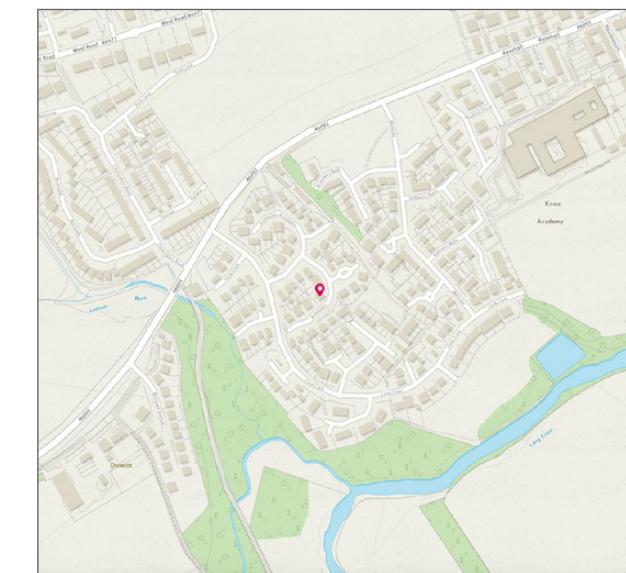


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