



  
Solicitors & Estate Agents  
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9 Templedean Park  
HADDINGTON, EAST LoTHIAN, EH41 3ND

# HADDINGTON

## East Lothian

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.

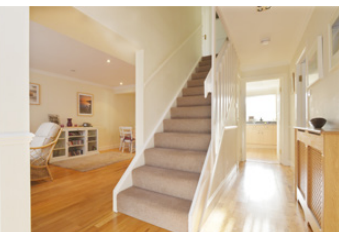
The town itself offers an excellent range of local shops, sports centre with swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community including concerts 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 good public transport services to and from Edinburgh city centre and surrounding towns and villages including the coastline.



Haddington Golf Course | St Mary's Church | Nungate Bridge | River Tyne



## 9 TEMPLEDEAN PARK Haddington

An excellent opportunity has arisen to acquire this highly desirable four bedroom semi-detached house, making for an ideal family home and situated within the popular East Lothian town of Haddington. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising;

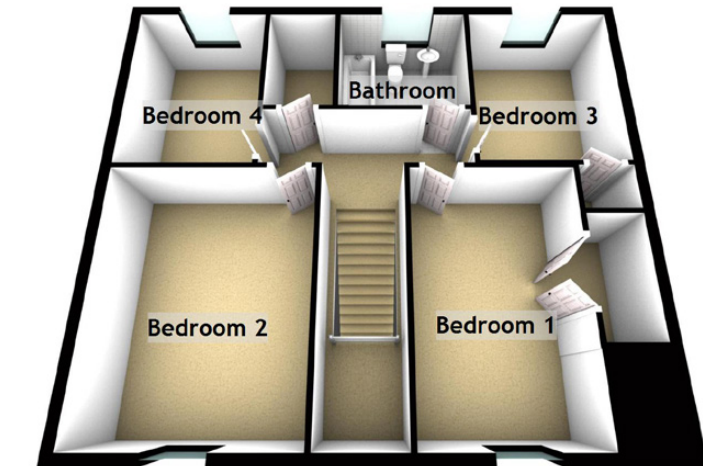
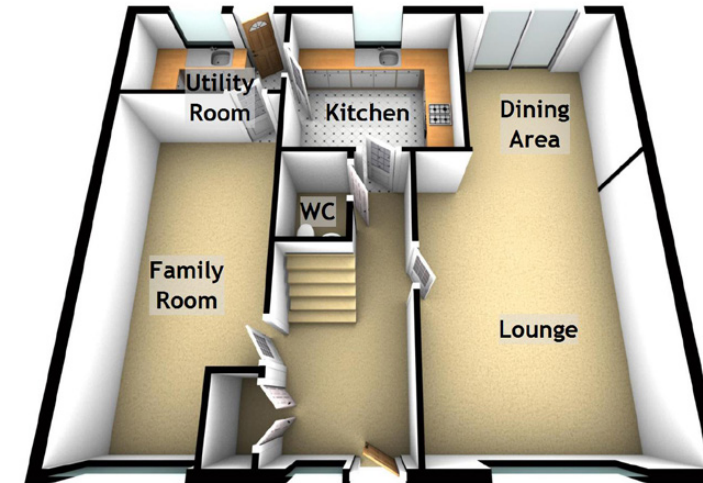
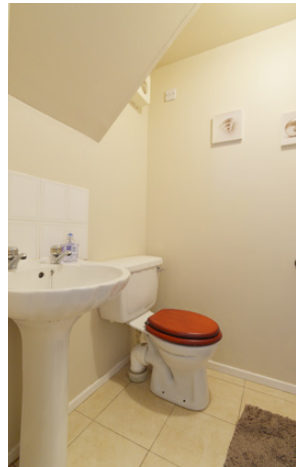
Ground Floor: entrance hallway including a double cloak cupboard, a two piece, partially tiled WC with extractor fan and a bright and spacious lounge, leading onto the dining room which provides access onto the rear garden through double sliding patio doors. A partially tiled kitchen, benefiting from being fitted approx. 2011, with an integrated four gas hob/oven, extractor hood and access onto the modern, partially tiled utility room with further access onto the rear garden and a family room, forming a previous conversion of the single garage, providing the option of an additional bedroom.

First Floor: landing including a storage cupboard which also houses the boiler, two double bedrooms, one of which has a large walk-in wardrobe and built-in drawers and two small double bedrooms, one with a built-in wardrobe and the other with a shelved storage cupboard. The three piece, partially tiled family bathroom, benefiting from an over-head shower and extractor fan completes the accommodation.

Attic: partially floored and accessed via Ramsay ladder in the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, laminate wooden flooring throughout the ground floor, private garden grounds to the front, side and rear of the property and a single driveway to accommodate for secure off-street parking, as well as on-street parking to accommodate for visitors.





# SPECIFICATIONS

## Floor Plan | Dimensions | Map

Approximate Dimensions  
(Taken from the widest point)

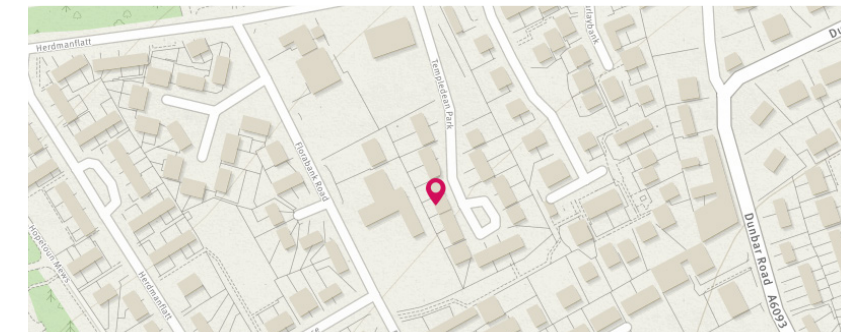
|              |                                |
|--------------|--------------------------------|
| Lounge       | 5.43m (17'10") x 4.00m (13'1") |
| Dining Area  | 3.27m (10'9") x 2.97m (9'9")   |
| Kitchen      | 3.22m (10'7") x 2.97m (9'9")   |
| Utility Room | 2.95m (9'8") x 1.77m (5'10")   |
| Family Room  | 6.44m (21'2") x 3.09m (10'2")  |
| Bedroom 1    | 4.04m (13'3") x 3.30m (10'10") |
| Bedroom 2    | 3.57m (11'8") x 3.30m (10'10") |
| Bedroom 3    | 3.14m (10'4") x 2.97m (9'9")   |
| Bedroom 4    | 3.13m (10'3") x 2.53m (8'4")   |
| Bathroom     | 2.50m (8'2") x 2.14m (7')      |

Gross internal floor area - TBCm<sup>2</sup>

EPC Rating - TBC

Extras  
(Included in the sale)

Garden shed and storage box and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





**McEwan Fraser Legal**  
Solicitors & Estate Agents

Part  
Exchange  
Available



Text and description  
**SEAN NICOL**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**BRYONY STEWART**  
Designer

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