



3 BED



2 BATH

NEILSON LODGE

Mill Wynd, Haddington
EH41 4DB

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AN EXPANSIVE DETACHED HOUSE

This expansive, three-bedroom, detached house occupies a prime position in the market town of Haddington, set beside Neilson Park within easy walking distance of excellent amenities, transport links, and schooling.

The family home sits within a generous plot surrounded by mature gardens and offers lots of scope for further development, expansion (subject to consent) or upgrade; it covers over 1,780 square feet and provides versatile and spacious accommodation, including a large conservatory. It is an outstanding property that is well presented.

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- An expansive detached house
 - Covering over 1,780 sq. feet
 - In the Haddington conservation area
 - Near amenities & transport links
 - Potential to expand (subject to consent)
 - Vestibule & hall with storage
 - Dual-aspect living room
 - Spacious dining room
 - Substantial conservatory
 - Well-appointed kitchen
 - Three double bedrooms
 - One box room/office
 - One en-suite shower room
 - Three-piece family shower room
 - Floored attic for storage
 - Impressive wraparound gardens
 - Secure driveway & single garage
 - Gas central heating & double glazing
 - EPC Rating - D





Inside Neilson Lodge, a vestibule welcomes you in giving way to a central hall lined with original four-panel pine doors. It has built-in storage and leads left into the living room.



This elegant reception area has spacious proportions and it sees all-day sun too, thanks to dual-aspect windows facing southwest and northwest. Furthermore, it has a cosy fireplace and a shelved recess for books and display items. The dining room is adjacent, offering equally spacious dimensions for a table and chairs and additional items of furniture. It has a lovely wooden mantelpiece as a focal-point feature, and is decorated in light olive tones. In addition, it has a press cupboard and under-stair storage. Conveniently next door, the kitchen has a popular style. It is fitted with wood-toned base and wall cabinets and stone-inspired worktops, and has plenty of storage and workspace. It is also framed by checked splashback tiles and enhanced by undercabinet lighting for ambient moods. Plus, there is a full range of seamlessly integrated appliances (oven, gas hob, fridge, freezer, dishwasher, and washing machine). A substantial conservatory extends from here, enjoying full-height windows to admire the gardens and floorspace for lounge and dining furniture.





The ground floor is also served by a three-piece shower room, with a double walk-in shower enclosure.

Nearby, there are two double bedrooms, one of which has a press cupboard and a handsome feature fireplace. From the dining area, a staircase leads up to a handy box room/office and to the principal bedroom, which occupies the majority of the first floor to provide ample floorspace for furniture and a vanity table. It has a large built-in wardrobe and the convenience of an en-suite shower room, and also has access to a floored and lit attic space for further storage. All three of the home's bedrooms are lightly decorated and laid with soft carpets. Double glazed windows throughout and gas central heating ensure year-round comfort.

Externally, the home sits within beautiful gardens that wraparound the property, ensuring leafy views from every room. To the front and side, there are manicured lawns shielded by established hedgerows and brightened by colourful planting. To the rear, there is another lawn and low-maintenance monoblock paving for alfresco dining in the sun. Secure parking is also provided via a detached single garage and a multi-car driveway that is gated.

Extras: all fitted floor coverings, curtains, window blinds, light fittings, integrated appliances, and a garden shed to be included in the sale.





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HOUSE SALES

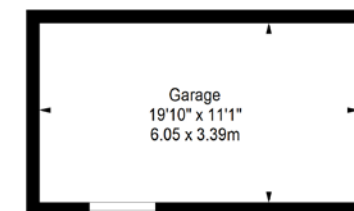
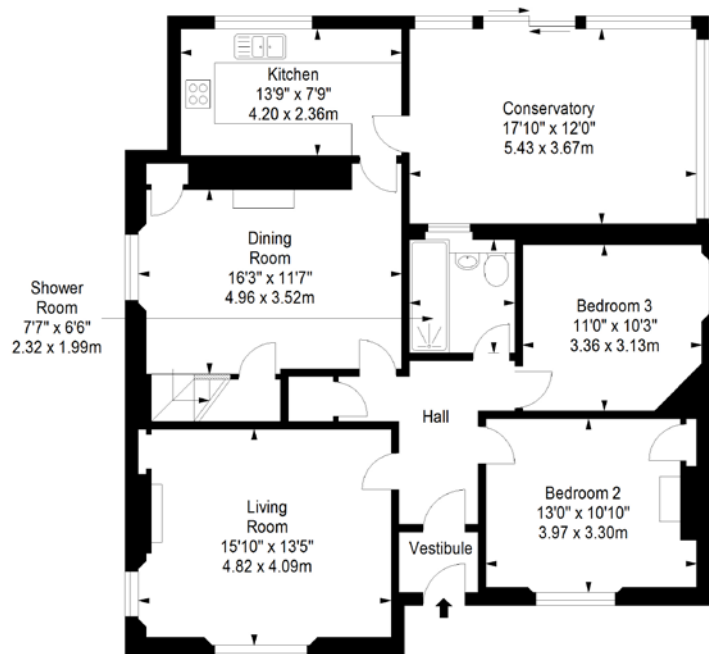
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

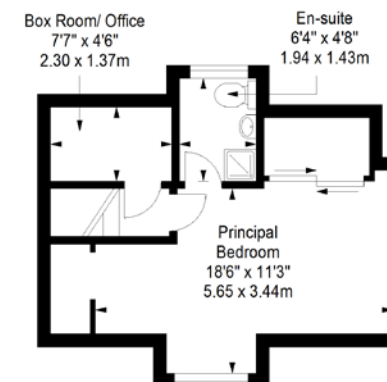
Ground Floor
Approx. 115.7 sq. metres (1245.4 sq. feet)



Garage
Approx. 20.6 sq. metres (221.7 sq. feet)



First Floor
Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 165.4 sq. metres (1780.3 sq. feet)



HADDINGTON, EAST LoTHIAN

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year. For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is just across the road from the property and is home to two swimming pools, a gym, and a range of fitness classes. Also adjacent, there are public tennis courts. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.