



# 3 MEADOWPARK COURT

HADDINGTON, EAST LoTHIAN  
EH41 4HT



3 BED



2 BATH

Situated in the market town of Haddington, this outstanding mid-terrace house boasts immaculate interior design and generous accommodation, including a large living room and kitchen/dining room, three double bedrooms, and two contemporary bathrooms (plus a WC).



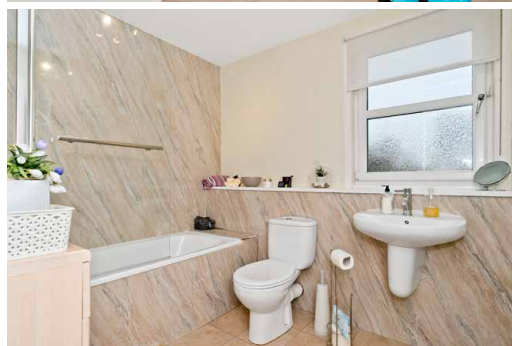
GSB Properties  
8 Westgate  
North Berwick, EH39 4AF

T: 01620 892307  
F: 01620 893570  
[www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)

## THE PROPERTY

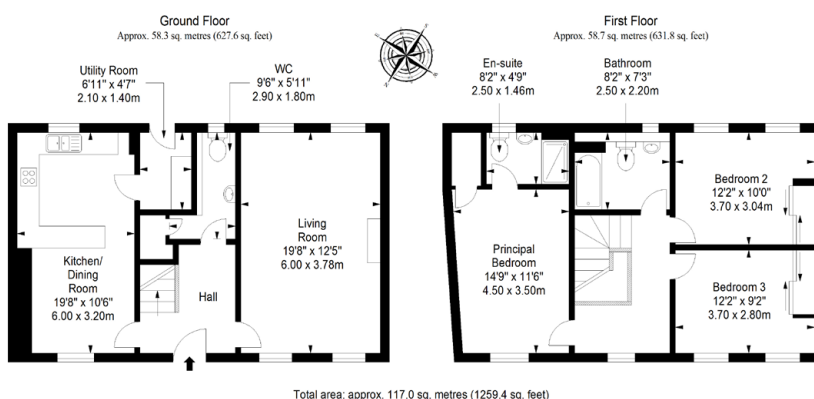
- Presented in true move-in condition, this three-bedroom mid-terrace house is an impressive family home, offering modern interiors that are bright and spacious and finished to high standards, including top-quality fixtures and fittings. It has a convenient setting in Haddington, close to amenities and transport links, and further benefits from a private garden and residents' parking.
- Inside, an inviting entrance hall welcomes you in, providing a handy WC with storage.
- On the right is the living room, which generously spans the entire depth of the home to accommodate a wide choice of furnishings. This reception area is elegantly decorated in neutral hues and with a wood-inspired floor, creating a relaxed and homely aesthetic. It is also enhanced by a beautiful feature fireplace.
- On the opposite side of the hall, enjoying equally generous dimensions, is the dual-aspect kitchen/dining room. Here, there is ample floorspace for a family-sized table, set alongside modern cabinets and worksurfaces in wood and cream-coloured tones. It includes an integrated ceramic hob and oven and a freestanding fridge/freezer.
- The kitchen is also supplemented by a utility room, providing a washing machine, a dishwasher, and outside access.
- The three double bedrooms are upstairs off a naturally-lit galleried landing. Each room is softly carpeted and finished in a neutral hue to the exacting standards found throughout. The principal bedroom further boasts a built-in cupboard and a contemporary en-suite shower room.
- Meanwhile, bedrooms two and three feature built-in mirrored wardrobes.
- A three-piece family bathroom, with an overhead shower, matches the style and quality of the en-suite.
- Gas central heating and double glazing ensure year-round comfort.
- Externally, the home has a private front garden and private residents' parking.
- Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale. There is also the option to purchase most of the furniture (as seen in the photographs) via separate negotiation.
- EPC - C

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.



## LOCATION

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, cafes, 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 home to two swimming pools, a gym, and a range of fitness classes. 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.



## 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.