



GILSONGRAY
LAW • PROPERTY • FINANCE

12 ALEXANDER PLACE
Haddington, East Lothian, EH41 4EZ



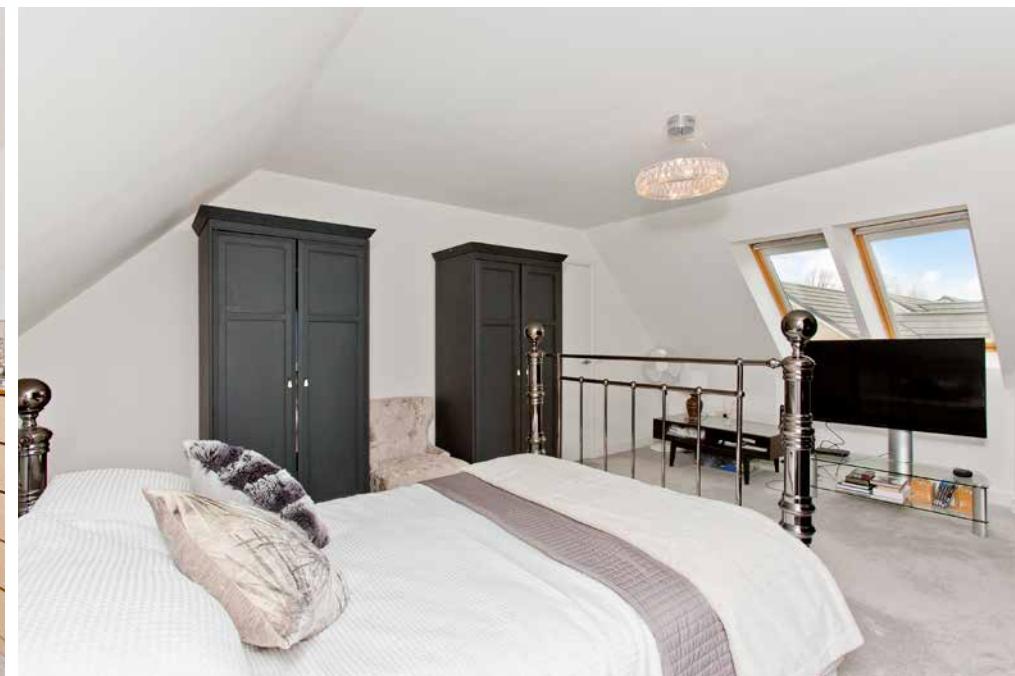
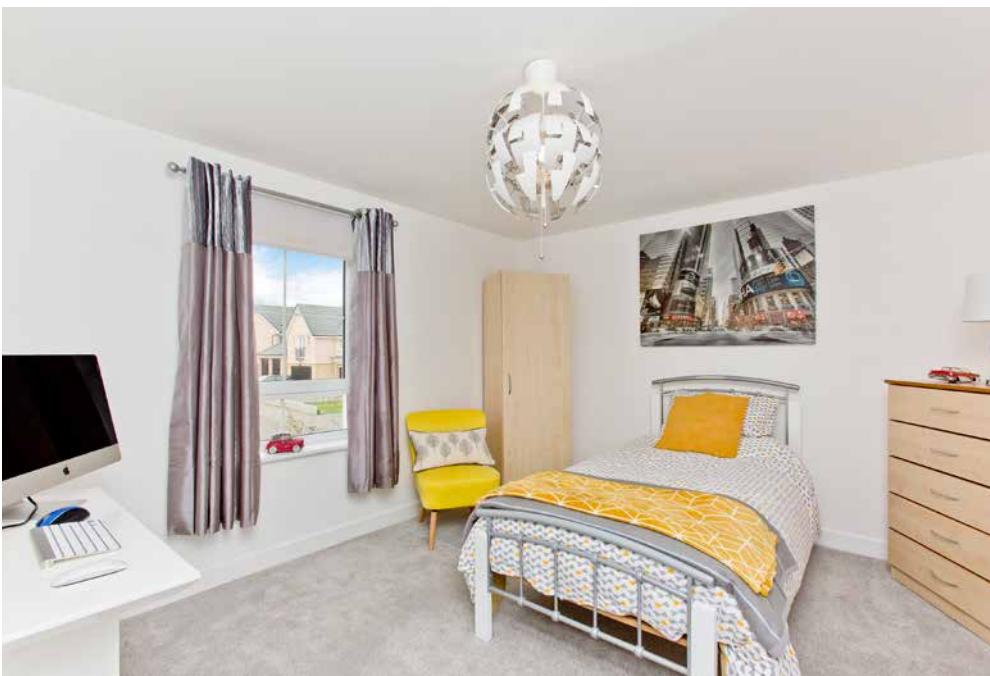
Forming part of a sought-after contemporary development on the edge of Haddington, with a lovely open outlook, this generous detached house enjoys versatile accommodation including a reception room, a dining kitchen with a utility room, six bedrooms, three shower rooms, a bathroom, a separate WC, all enhanced by immaculate, neutral interiors. The property is accompanied by front and rear gardens, an attached single garage, an electric vehicle charger, and a private driveway, and offers the perfect home for growing families.

Extras: Integrated kitchen appliances comprising a double oven, a hob, an extractor hood, a fridge/freezer, and a dishwasher will be included in the sale. Fitted blinds, the electric vehicle charger, and the garden shed are also included. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

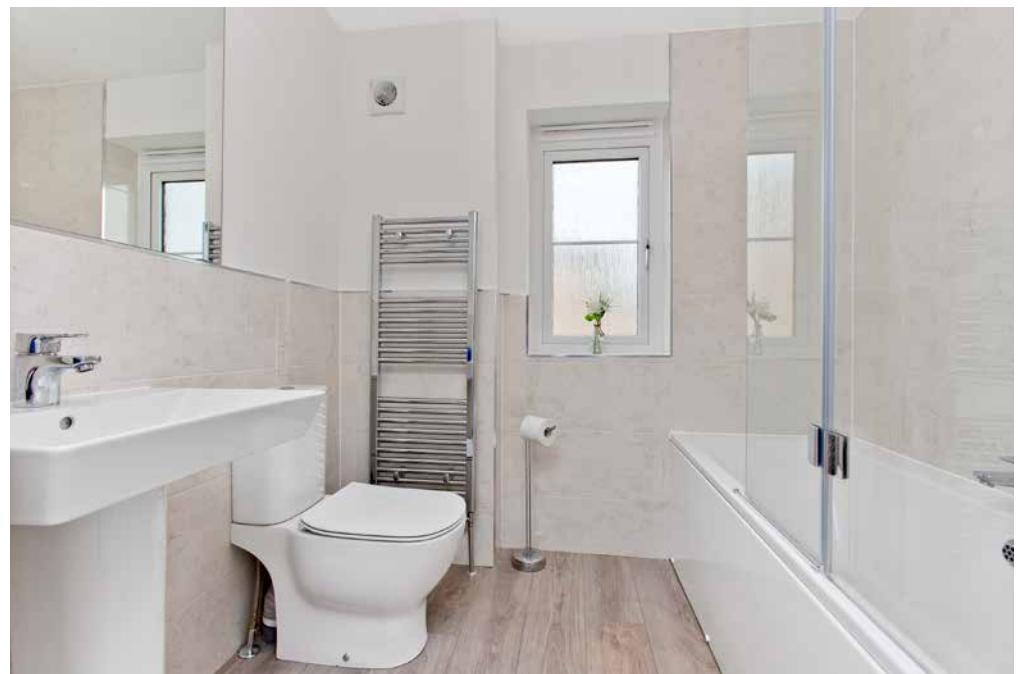
- Generous detached house in Haddington
- Flexible accommodation over three floors
- Elegant living room
- Large dining kitchen with utility room and WC
- Two double bedrooms with en-suite showers
- Two further double bedrooms
- Fifth double bedroom/home office
- Sixth double bedroom/family room
- Family bathroom and additional shower room
- Front and rear gardens
- Attached single garage
- Private driveway
- EPC rating - B
- Council Tax Band - G





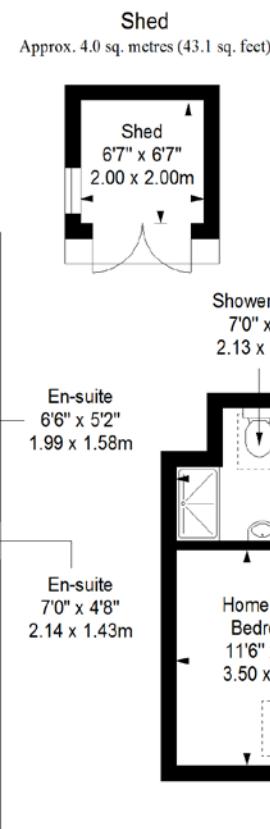
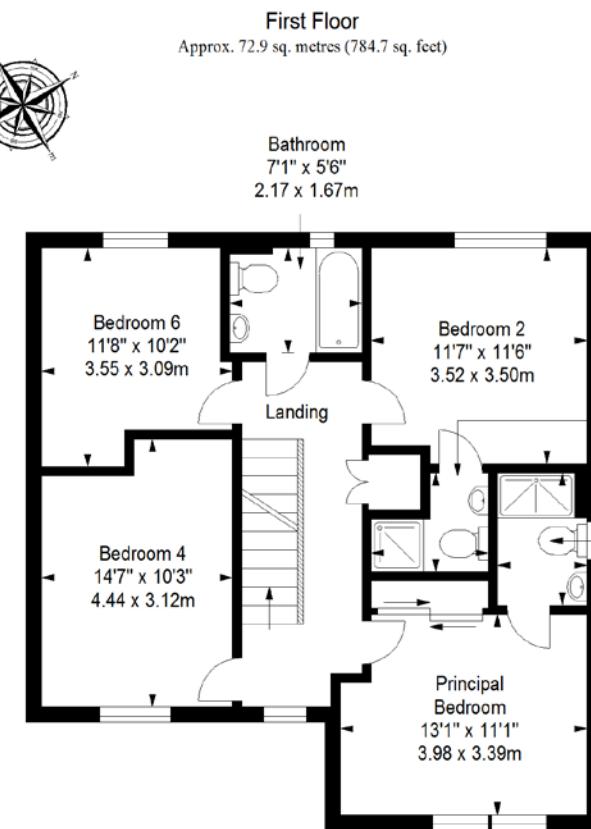
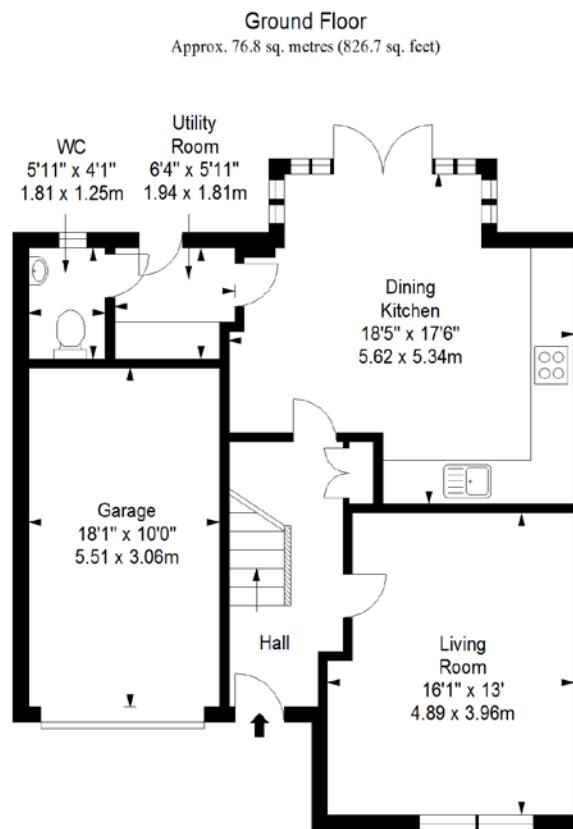


"FLEXIBLE ACCOMMODATION
OVER THREE FLOORS WITH
A FAMILY BATHROOM AND
ADDITIONAL SHOWER ROOM"





FLOORPLAN



Total area: approx. 205.4 sq. metres (2211.0 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
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GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

BORDERS

01890 880 008

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.