

COULTERS[®]

WELCOME TO:

MADISYN CRESCENT

14 Madisyn Crescent, Haddington, EH41 3FR



MADISYN CRESCENT AT A GLANCE:



Desirable
Haddington location



Taylor Wimpey
new-build home



Garage and
driveway



Excellent
amenities



Stunning beaches
a short drive away



Catchment for
Letham Primary



EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.

A LITTLE BIT ABOUT THE PROPERTY:

Peacefully set within a desirable residential development in the sought-after town of Haddington. This stylish Taylor Wimpey 'Wallace' detached home offers the best in flexible modern family living with spacious accommodation that is well-laid-out, and tastefully finished. With an enclosed landscaped south-facing rear garden, driveway, and garage, and in pristine condition, it is the perfect family home in a fantastic East Lothian location. This development has exclusive access to the new Letham Primary School.

- Bright living room overlooking the front garden and Letham burn. The tasteful neutral interior design includes carpeting and pendant lighting, and with elegant glazed French doors opening into the adjoining dining kitchen, it is ideal for entertaining.
- Light-filled dining kitchen with French doors leading onto the private rear garden. Fully Integrated appliances including a stainless-steel extractor hood, eye-level microwave, oven, and a five-ring gas hob and quartz worktops. A breakfast bar allows for intimate casual dining.
- Utility room with quartz worktops, sink, and storage and provides access to the rear garden.
- Ground floor WC with washbasin.
- A generous master bedroom with a chic interior design including plush carpeting, and an en-suite shower room.
- Second large double bedroom with an en-suite shower room, and three further light and airy double bedrooms. Three bedrooms boast built-in storage and all have a tasteful décor.
- Family bathroom with bath, washbasin, separate shower enclosure, and WC.
- Neat front lawned garden and an enclosed south-facing landscaped rear garden.
- Two-car monoblock driveway and 1.5 car garage.
- Gas central heating and double glazing throughout.





LOCATION, LOCATION, LOCATION:

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles.

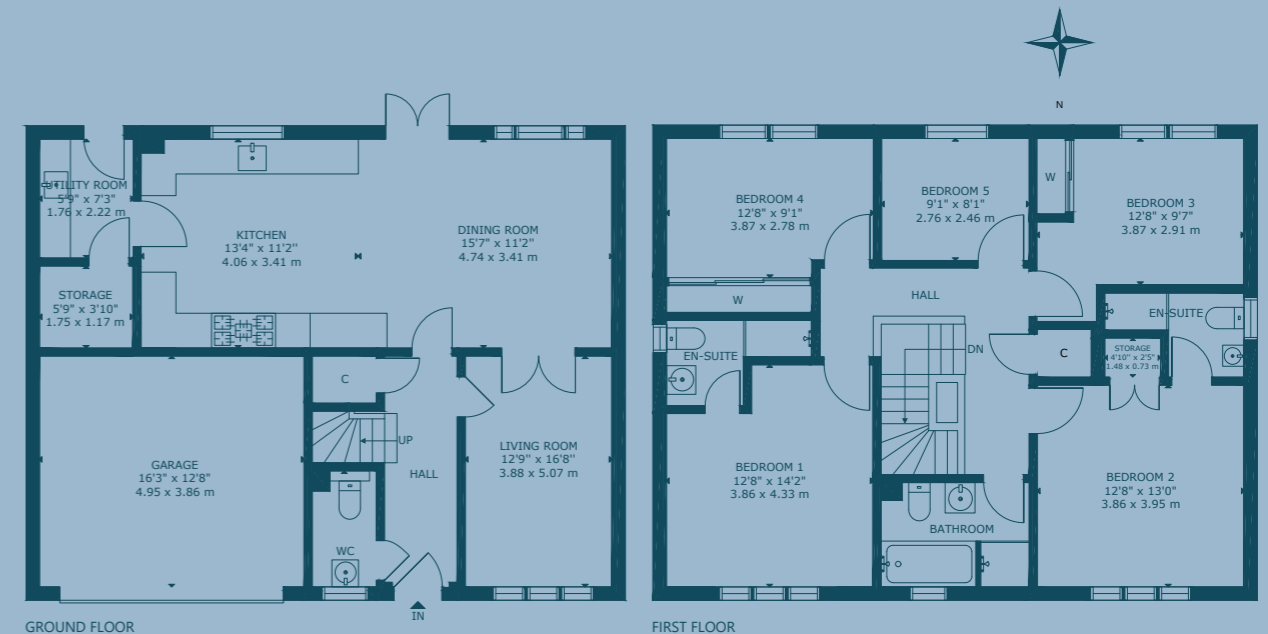
The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, Bodyworks Gym, sports hall, and health suite. Close to desirable North Berwick and Gullane, as well as the many other villages and towns of this part of Scotland, there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and

Foxlake Adventures. Haddington boasts vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



FLOOR PLAN:



14 Madisyn Crescent, Haddington, EH41 3FR

Approx. Gross Internal Area

1,661 Sq Ft - 154 Sq M

For identification only. Not to scale.

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