



**58 LONG CRAM,**  
HADDINGTON, EAST LoTHIAN, EH41 4NS







Accompanied by excellent private parking and sunny enclosed gardens, this modern detached family home lies on the peaceful fringes of desirable Haddington, just a mile from the town centre with schools and country walks enviably close by. The tastefully understated interiors, paired with stylish finishes, include three bedrooms and generous southerly-facing living spaces.

Welcoming you into the home is a hall housing useful built-in storage and a WC cloakroom with chic feature décor. This bright entrance area is framed by neutral walls and wood-inspired flooring - a subtle finish continued throughout much of the home. To the left of the hall, a living room (with a homely log-burning stove) adjoins a multi-purpose conservatory, with both spacious areas benefiting from the afternoon sun. Returning through the hall, you reach a multi-aspect kitchen fitted around a central dining area and opening onto the rear garden. This well-appointed contemporary kitchen enjoys a timelessly classic style in muted taupe and wood tones, with a range cooker, a stainless-steel splashback, and a chimney-style hood creating a central focal point. Further equipping the space is an integrated dishwasher and fridge freezer, and an under-counter washing machine and tumble dryer.

## FEATURES

- Modern detached house
- Desirable location in Haddington
- Attractive interiors throughout
- Naturally-lit hall with storage and a WC
- Spacious living room with a log burner
- Conservatory with garden access
- Contemporary dining kitchen
- Three double bedrooms
- Bathroom with overhead shower
- Well-maintained private gardens
- Driveway and detached garage
- Gas central heating and double glazing







Upstairs, a bright landing (with built-in storage) leads to a principal bedroom heightened by attractive accent wallpaper and two further bedrooms (a double and a single) featuring fitted wardrobes. Completing the home is a modern bathroom replete with a WC-suite, vanity storage, a towel radiator, and a bath with an overhead shower. The property benefits from gas central heating and full double-glazing.

Externally, the property's lawned gardens (with three sheds) are reassuringly secure for family recreation and enjoy a favourably sunny aspect. Plus, there is a charming decking area which could be used for outdoor dining. Finally, a generous driveway and detached single garage allow private parking for multiple vehicles.

Extras: Included in the sale are all fitted floor coverings and freestanding/integrated goods.









### Haddington, East Lothian

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick or further afield.











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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.

## FLOORPLAN

