



**9 ALEXANDER PLACE,  
HADDINGTON, EAST LOTHIAN, EH41 4EZ**





Occupying a generous corner plot, this executive detached house is an exceptional four-bedroom residence that offers a wealth of accommodation and a high degree of versatility. It is beautifully decorated throughout, complete with a stunning kitchen and three washrooms. This southerly-facing home also boasts private parking and a large rear garden. It forms part of an exclusive and family-friendly development in Haddington, enjoying a beautiful aspect overlooking an adjacent public park and open farmland.

Nestled behind a manicured front garden, the home's main door opens into a reception hall that provides a fantastic first impression, built-in storage, and a WC. Directly ahead is the living room. Here, a stylish accent wall is enhanced by a neutral backdrop, creating an elegant space for daily use. Multi-aspect windows, including French doors that open out into the garden, ensure a light-filled ambience too. Similarly, the breakfasting kitchen/dining room also features multi-aspect glazing and it extends out into the garden as well. It has an expansive footprint and a high-end statement design organised around a central island with a breakfast peninsula, incorporating modern cabinets, luxury Silestone worktops, and on-trend splashbacks. Seamlessly integrated appliances complete the sophisticated look. A matching utility room is adjacent, whilst a home office completes the ground floor.

## FEATURES

- An executive detached house in Haddington
- Occupying a generous corner plot
- Reception hall with storage and a WC
- Multi-aspect living room with garden access
- High-end breakfasting kitchen/dining room
- Matching utility room for discreet laundry
- Home office with box bay window
- Four bright and airy double bedrooms
- Contemporary en-suite shower room
- 4pc family bathroom with a shower cubicle
- Manicured gardens to the front and rear
- Private garage with a home gym
- Private double driveway
- Gas central heating and double glazing





Upstairs, a landing (with storage) connects to the four double bedrooms, all of which are bright and airy. Each room enjoys attractive décor and plush carpeting. The principal and second bedrooms are dual aspect, the former also boasts a built-in wardrobe, a Juliet balcony, and a contemporary en-suite shower room with premium tile work and white décor. Meanwhile, the four-piece family bathroom matches the style of the en-suite. It includes a bath and separate shower cubicle. Gas central heating and double glazing ensure year-round comfort. Outside, to the rear, there is an impressive garden that is perfect for families. It is fully enclosed and beautifully landscaped with a lawn, a patio, and a deck for summer dining. Private parking for three cars is provided by a secure garage and a double driveway. One section of the garage has also been transformed into a home gym.

Extras: all fitted floor coverings, light fittings, integrated appliances (six-burner gas hob, double oven, fridge/freezer, and dishwasher), and a fitted microwave to be included.







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 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.





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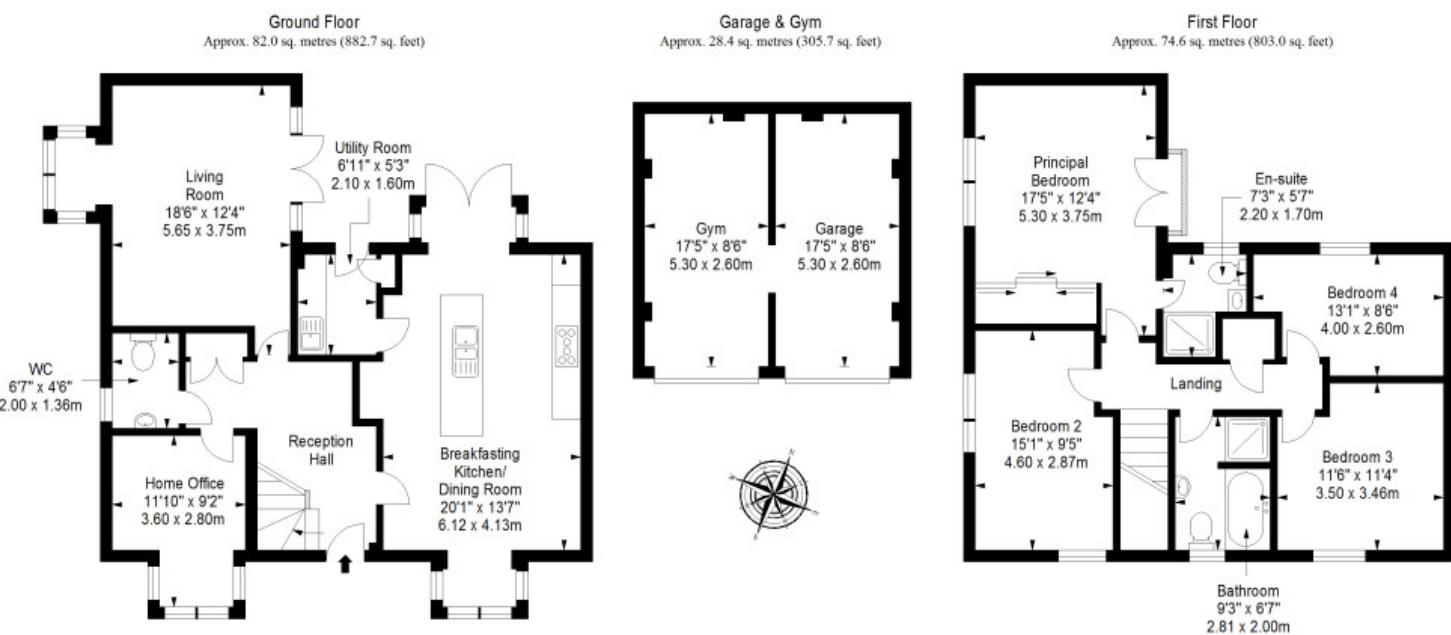
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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



Total area: approx. 185.0 sq. metres (1991.4 sq. feet)