





This quietly positioned architect designed three-bedroom link-detached house has been created to maximise space and natural light, enjoying large rooms with a generous array of windows. The bright and airy residence further benefits from modern neutral interiors, including a stunning open plan kitchen, a bathroom and shower room. It also has two reception areas and a private garage/studio, which offers fantastic potential for storage and creative use. In addition, it benefits from a side patio garden which runs along the full length of the kitchen and conservatory through an archway to the large fully-enclosed rear garden with fruit trees and berry bushes that offers excellent privacy and a delightful space for alfresco dining. The impressive home also enjoys a central location in Haddington, in walking distance to all the town has to offer. Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided, as these items are to be left in a sold as seen condition.



FEATURES

- An impressive architect designed link-detached house
- Situated in the market town of Haddington
- Welcoming reception hall with storage
- Elegant living room with an open fire
- Versatile pitched double glazed roof conservatory with patio and garden access
- Large dining kitchen with impressive glazing
- Kitchen and utility room have underfloor heating
- Separate utility room for discreet laundry
- Principal bedroom with built-in wardrobes
- Two additional spacious double bedrooms
- Three-piece bathroom with overhead shower
- Modern shower room with three-piece suite
- Generous garage/studio with Bi-fold doors for creative use
- Fully-enclosed, low-maintenance patio and rear garden
- Unrestricted on-street parking in the vicinity







"AN IMPRESSIVE THREE-BEDROOM HOME WITH SPACIOUS, LIGHT FILLED ACCOMMODATION AND AN EASY-TO-MAINTAIN PATIO AND REAR GARDEN"





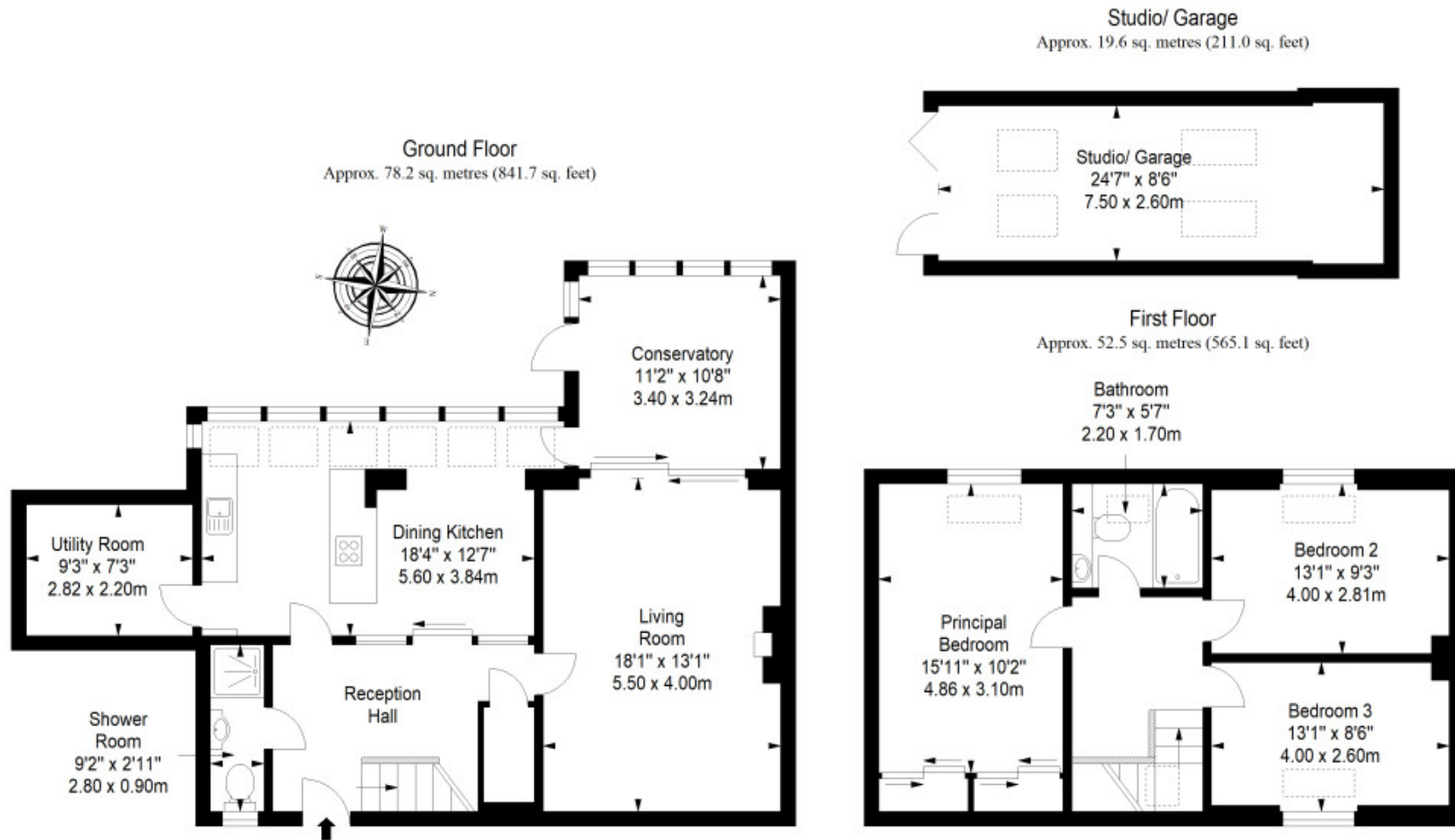
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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