

6 TENTERFIELD DRIVE

Haddington, East Lothian, EH41 3JF

STUNNING
contemporary detached house



PROPERTY NAME

6 Tenterfield Drive

LOCATION

East Lothian, EH41 3JF

APPROXIMATE TOTAL AREA:

230.39 sq. metres (2480 sq. feet)

- GARAGE
- SECOND-FLOOR
- GROUND-FLOOR
- FIRST-FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.

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WELCOME TO 6 Tenterfield Drive

This executive five-bedroom detached house forms part of an exclusive contemporary development of just seven properties. Located at the end of a peaceful cul-de-sac, it has a highly desirable position in the market town of Haddington, in easy walking distance of the High Street's thriving amenities, as well as schools, transport links, and inspiring riverside walks. The home is of a very high standard, completed with modern interior design and quality finishings throughout. It offers an impressive amount of space, as well as excellent built-in storage. In addition, it has private parking and a southwest-facing rear garden.

GENERAL FEATURES

A stunning contemporary detached house
Part of a small and exclusive development
Cul-de-sac location in popular Haddington
Large rooms arranged over three floors
Modern interior design and quality finishings
EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

Welcoming entrance vestibule with storage
Central hall with storage, WC, and utility area
Dual-aspect sitting room with garden access
Stylish kitchen/dining room with garden access
Upper landing with generous storage
Five bright and spacious double bedrooms
Two high-end en-suite shower rooms
Family bathroom with whirlpool spa bath
Modern three-piece family shower room
Excellent built-in storage and wardrobes

EXTERIOR FEATURES

Carefully landscaped front garden
Mature, southwest-facing rear garden
Monoblock driveway and detached garage

DISCOVER

an elegant family home

Impressive from the outset, 6 Tenterfield Drive has outstanding kerb appeal. Inside, a vestibule and central hall (both with built-in storage) immediately establish the luxury credentials of the interiors, enjoying contemporary décor and a premium, easy-to-maintain floor (which is laid throughout most of the ground level).





AN EXPANSIVE RECEPTION ROOM

with garden access

The sitting room has expansive dimensions, spanning the entire depth of the property. It can accommodate a wide choice of comfortable furnishings; plus, it enjoys dual-aspect glazing for a flood of natural light throughout the day. Furthermore, the space extends into the southwest-facing rear garden via French doors, which is perfect for families. The room is decorated in a neutral tone and textured with a tasteful accent wall, framing a handsome stone fireplace (inset with a gas fire). Elegant and inviting, it is an attractive aesthetic that fosters a relaxed environment.





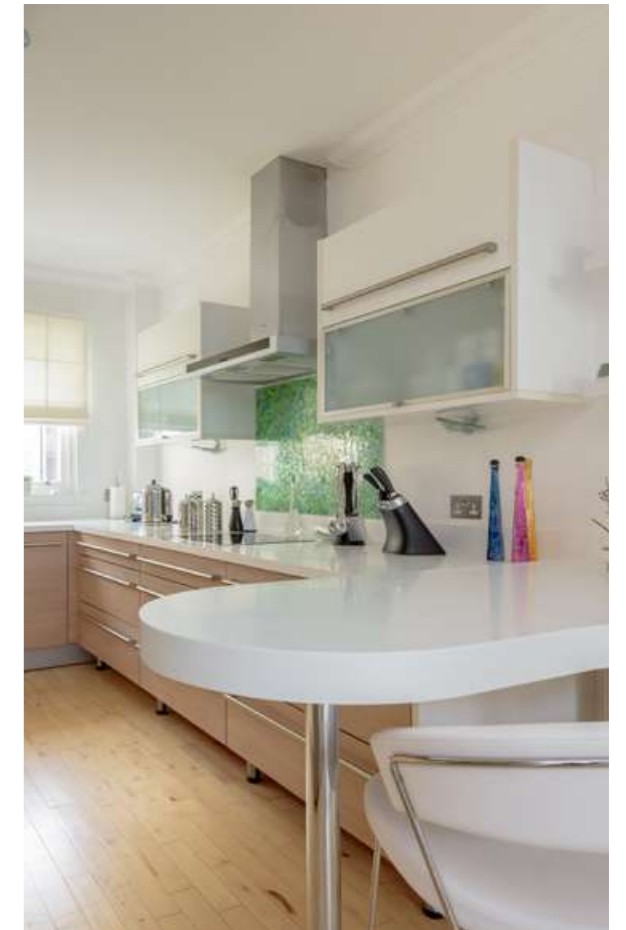
A STYLISH KITCHEN AND



DINING ROOM

for lively dinner parties

Echoing the sitting area, the kitchen/dining room has an equally impressive footprint and a dual aspect, including French doors to the garden for summer soirees. It also has an on-trend colour palette, pairing understated décor with modern cabinets in mix-and-match hues. Adding to the appeal, generous worksurfaces include a breakfast peninsula and a selection of integrated appliances for a smooth finish. It is a stylish look that complements the contemporary character of the home. A separate utility area just off the hall, provides a quiet setting for laundry, as well as further storage and workspace and alternate access to the garden.









THE BEDROOMS

An abundance of space
and versatility

With five double bedrooms, the home offers an abundance of space and the versatility to suit your needs. All the rooms maintain the high standards too, with appealing styling that enhances a bright and airy ambience. On the first floor, the impressive principal suite spans the depth of the home. It boasts a walk-in dressing room with two built-in wardrobes and it has the luxury of a high-end en-suite shower room. Bedrooms two and three both have built-in wardrobes, whilst the second bedroom also benefits from an en-suite shower room. The two remaining bedrooms are on the second floor, off a landing with three double-door cupboards. These are bedrooms four (with built-in wardrobes) and five, which could work perfectly as a home office, if required.





FIVE WASHROOMS

with high-spec
finishings

The property has a washroom on every floor for optimal convenience. At ground level, there is a handy WC just off the hall. Meanwhile, the first floor is served by two quality en-suite shower rooms and a deluxe three-piece family bathroom, fitted with a double-ended whirlpool bathtub with a handheld shower. A modern family shower room, equipped with a three-piece suite, is on the second floor, completing the accommodation.



GARDENS AND PARKING



The home is enveloped by a carefully landscaped front garden and a mature rear garden, which boasts a suntrap, southwest-facing aspect. The latter further benefits from a neat lawn and patio area for alfresco dining. Complete with established planting, it is a charming space for summer enjoyment. A monoblock driveway and detached garage provide ample private parking.

Extras: The carpets, blinds and light fittings are included in the sale price, along with the integrated kitchen appliances (hob, extractor hood, double oven, and dishwasher) and the freestanding American style fridge/freezer. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Beautiful gardens and generous private parking

HADDINGTON, EAST LoTHIAN

A lovely historic market town situated in the picturesque county of East Lothian

Offering an excellent quality of life, 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. East Lothian's excellent beaches and beautiful neighbouring villages are also within easy reach, along with a wide variety of renowned golf courses. 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. Train facilities are also available at nearby Drem and Longniddry Stations as well. Furthermore, the area has well-regarded schooling at primary and secondary levels, including Knox Academy which is listed in the top 50 Scottish state secondary schools. Nearby private schooling is available at the Compass School in Haddington, as well as at Loretto in Musselburgh.





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