

COULTERS[©]

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THE STUDIO SPITTALRIGG FARM

HADDINGTON, EH41 3SU

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Located in a peaceful and secluded area on the outskirts of the popular market town of Haddington this charming home is set within a generous plot of approximately one acre and provides a flexible layout arranged over one level.

There is useful bus stop at the lane end which offers easy access into Haddington and Edinburgh, combined with easy road links so purchasers can benefit from a rural feel with good transport links on the doorstep.



KEY FEATURES

-  Generous detached house arranged over one level
-  Four double bedrooms, one with en suite
-  Mature gardens of around 1 acre
-  Garage with workshop
-  Convenient location close to Haddington amenities
-  Excellent transport links and bus stop at road end





The large mature gardens are of special note and provide a rarely available opportunity. There are various areas to enjoy which comprise of a raised bed area with large greenhouse, log store and charming summer house/studio with ample room for flower and vegetable growing. A sheltered pergola provides a charming area to sit and enjoy this sheltered aspect. To the side is an enclosed courtyard with water feature. A large area of lawn to the rear leads to a mature orchard, planted with a variety of fruit trees.





MORE INFORMATION

The accommodation arranged over one level comprises, entrance vestibule with fitted storage; well planned kitchen/breakfast room with Rangemaster range cooker, Quooker tap and ample rooms for a table, doors lead to the garden; impressive and generous sitting/dining room with exposed beams and direct access to the garden, this wonderful room really is the heart of the home and the large open plan room could be arranged in a variety of ways; further large family room which is currently used as a music recording studio.

Principal bedroom with en suite bathroom; three further double bedrooms; two shower rooms and a useful fitted office space that could be incorporated with double bedroom 4 to create a dressing area with shower room off creating further en suite accommodation.

EXTRAS

Fitted floorcoverings, blinds, and light fittings (with the exception of the Tiffany light in double bedroom 2) throughout are included in the sale price together with the integrated appliances in the kitchen.









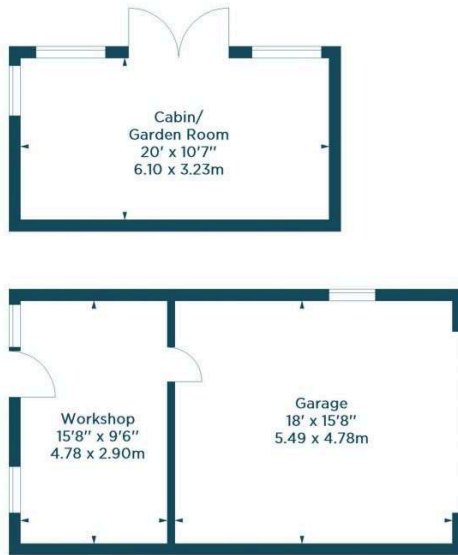
THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike. 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 Longniddry train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

The Studio,
Spittalrig Farm,
Haddington,
East Lothian, EH41 3SU



Approx. Gross Internal Area
3299 Sq Ft - 306.48 Sq M
Garage, Workshop & Cabin
Approx. Gross Internal Area
651 Sq Ft - 60.48 Sq M
For identification only. Not to scale.



Ground Floor



Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.