



46 ACREDALES, HADDINGTON
EAST LoTHIAN, EH41 4NU



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This three-bedroom semi-detached house enjoys a quiet residential address in the desirable market town of Haddington, just a mile from central amenities and a 40-minute drive from Edinburgh. The modern home is perfect for families, providing ample storage, spacious interconnected living areas, a south-facing enclosed garden, and plenty of private parking with a generous driveway and a garage.

A naturally lit entrance hall flows into a comfortably carpeted living room, illuminated by double windows and centred around a cosy living-flame fire. This inviting sitting area further benefits from built-in storage and direct access to the kitchen via double, partially glazed doors. The kitchen features a sociable dining area and is stylishly appointed with a range of rich-blue cabinets, enhanced by clever built-in lighting including illumination above the worktop. Well-equipped and neatly integrated to ensure a flawless finish, the appliances include an induction hob, a double oven, a dishwasher, a fridge freezer, a washing machine, and a tumble dryer. The kitchen borrows sunny natural light from an adjoining south-facing conservatory. This plushly carpeted conservatory serves as a versatile year-round space that opens onto the garden.

FEATURES

- Peaceful setting in desirable Haddington
- Semi-detached house with attractive modern interiors
- Bright entrance hall
- Light-filled living room with storage and kitchen access
- Stylish integrated kitchen with a dining area
- Versatile south-facing conservatory off the kitchen
- Two double bedrooms with storage
- One good-sized single bedroom
- Deluxe shower room
- Secure south-facing rear garden with a greenhouse
- Multi-vehicle private driveway and detached single garage
- Gas central heating and double-glazing





Upstairs, a bright landing (with storage) leads to three bedrooms: two doubles with storage and a good-sized single. All are carpeted for optimum comfort and feature their own unique accent décor. The first floor is completed by a stylishly tiled modern shower room with a WC, a basin/vanity unit, a towel radiator, and a deluxe walk-in rainfall shower. Gas central heating and full double glazing ensure warmth and efficiency in the home.

Externally, the property has neatly bordered lawns at both the front and rear. The south-facing rear garden is secure for family recreation and includes a seating patio and a greenhouse. Lastly, a private driveway runs along the side of the house to a detached single garage.

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.







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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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

