



**22 ALDERSTON MEADOW,  
HADDINGTON, EAST LOTHIAN, EH41 3RU**



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TAX BAND

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A substantial detached family home set within a leafy and peaceful cul-de-sac in Haddington, offering generous, flexible accommodation built over four split levels with attractive modern interiors and quality flooring throughout. It is ideally suited to growing families, multigenerational living, or buyers seeing space to work and relax from home, all while enjoying easy access to excellent local amenities and schooling. A welcoming entrance vestibule and hall, with a generous storage cupboard and a convenient WC with basin and vanity storage, set the tone for the well-proportioned interiors, including a large living room that is a warm and inviting space, featuring a cast-iron fireplace and French doors. Plus, a sunny dual-aspect sitting room provides further flexibility, whether as a children's snug, media room, or relaxed retreat. The formal dining room connects seamlessly to the outdoors via a sliding door, while also interconnected with the contemporary dining kitchen. Dining kitchen with modern cabinets, handy downlighters and integrated appliances including Neff fridge/freezer, Siemens dishwasher, Neff N70 slide and hide single pyrolytic oven plus a Neff N70 microwave/oven, 5 point Neff induction hob, sink with Quooker hot water tap, access to garden through patio doors. The adjoining utility room adds further convenience, utility room with sink, space for appliances, power points and additional storage, plus direct garden access.

## FEATURES

- Detached house over four split levels
- Leafy, quiet cul-de-sac setting
- Entrance vestibule and two halls with storage and WC
- Two more carpeted bedrooms, one with a wardrobe
- Four-piece family bathroom
- Formal dining room with a sliding door to the garden
- Dining kitchen with access to the utility room and patio access
- Large living room with a cast-iron fireplace
- Sunny dual-aspect sitting room
- Versatile sun-filled study
- Two double bedrooms with wardrobes
- En-suite shower room
- Generous, beautifully kept private lawned gardens
- Private paved driveway and double garage parking
- Gas central heating and double glazing





Upstairs accommodation includes a large living room that is a warm and inviting space, featuring a cast-iron fireplace and French doors, and a sunny dual-aspect sitting room provides further flexibility, whether as a children's snug or media room. Plus, a versatile study/home office with a sunny aspect. The principal bedroom benefits from mirrored fitted wardrobes and a modern en-suite shower room with a walk-in enclosure and mirrored vanity storage, plus a generously proportioned double bedroom with a fitted wardrobe and access to an insulated floored loft with light. Externally, the home is surrounded by generous, beautifully kept private gardens featuring a lawn, mature shrubs, and trees that offer a safe play space for children, areas for entertaining, and scope for keen gardeners. Private paved driveway and two-door double garage (light and power and side door to garden) providing excellent parking and storage. Gas central heating and double glazing throughout, but water underfloor heating throughout Level 1 via a gas boiler ensures comfort throughout the year. Extras: All fitted floor coverings, window blinds, light fittings, and integrated appliances are included.







Haddington The Royal Burgh of Haddington, is a lovely historic market town with wide streets, period buildings, and an attractive town centre 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, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports 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. Haddington offers a range of state and independent schools for early years, primary, and secondary education. 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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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

