



## Location

The property is situated in the centre of the bustling sought-after market town of Haddington, the County Town of East Lothian. Haddington enjoys excellent local shopping including a Tesco, banks, a variety of restaurants and cafés, and all levels of education are catered for. There is an abundance of leisure and recreational activities including an 18-hole golf course, bowling greens, squash, rugby, a sports centre with swimming pool and a choice of clubs and evening classes. Walking can be enjoyed in the Lammermuir Hills, John Muir Country Park, the nature reserve at Aberlady and along East Lothian's stunning coastline. Lying just off the A1 Haddington is only 30 minutes by road to Edinburgh and there are excellent bus services to the City and surrounding areas with Drem and Longniddry railway stations offering a regular link to Waverley Station.

## Accommodation

Lounge  
Kitchen  
Family Room  
Dining Room  
Conservatory  
Utility Room  
Cloakroom  
Study/Bedroom 6  
Master Bedroom with en-suite  
Guest Bedroom with en-suite  
3 further bedrooms  
Family Bathroom  
Double Garage

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or  
[www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Description

This is a substantial detached house within a walled garden setting in the centre of Haddington providing spacious family accommodation.

The downstairs accommodation leads off a beautiful galleried hallway. The generous formal lounge has twin French doors within a bay window which opens onto the timber deck in the rear garden. Off the lounge is a formal dining room. The kitchen/breakfast room is fitted with units in a natural contemporary style and built-in appliances. A good sized family room has French doors leading into the conservatory. A useful study and utility room complete the downstairs accommodation.

Upstairs the master bedroom has an en-suite bathroom with separate shower and the guest bedroom also has an en-suite shower room. There are 3 further double bedrooms and a family bathroom with Whirlpool bath, W.C., bidet, wash hand basin and shower cubicle.

There are well-tended gardens to the side, front and rear of the property. The rear garden has timber decking, water feature and a raised gazebo.

A hi-tech lighting system and speakers throughout the property for piped music has also been installed along with telephone, computer, fax machines and internet connections in all main rooms.

Included in the sale will be all fitted carpets and fitted floor coverings, the Range, built-in microwave, washing machine, tumble dryer, American style fridge/freezer, dishwasher and some curtains.



# ALLINGHAM & CO

traditional values | modern practice

## LOCAL PROPERTY CENTRES

### MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

### COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ  
TEL: 0131 447 9341

Fax Property – 0131 452 9383

Email Property – [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

