



2 Dunpender Drive

HADDINGTON, EH41 3BN

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Occupying a corner plot, this unique four-bedroom semi-detached home features thoughtfully designed interiors, abundant natural light, off-street parking, and a delightful garden.

The front door opens into a welcoming vestibule and hallway featuring a large cloak cupboard. To your right, an incredibly spacious sitting room spanning the length of the property enjoys a dual aspect, bathing the space in natural light, with French doors opening to the south-east-facing rear garden. The refined coastal-inspired design, with wood-effect flooring and a harmonious palette of blue and white, enhances the airy and sophisticated ambience. Across the hallway lies a similarly impressive living and reception area in the form of an open-plan dual-aspect dining kitchen. As with the sitting room, it enjoys plentiful natural light and a stylish décor. The U-shaped kitchen boasts gloss white wall and floor units alongside wood-effect worktops and an aqua-green metro-tiled splashback. Integrated appliances include a grill, hob, oven, dishwasher and fridge-freezer. There is also allocated understair space for a washing machine to go. Completing the ground floor is a guest WC.

Ascending the carpeted staircase, you arrive at an appealing and bright principal double bedroom featuring built-in mirrored wardrobes

and an en-suite bathroom complete with a jacuzzi bath, shower enclosure, hidden cistern WC, a chrome towel radiator, and washbasin built into vanity. On this floor there are three additional bedrooms, two double bedrooms with built-in wardrobes, and a smaller single ideal as a home study, playroom or 4th bedroom. The two to the rear benefit from captivating skyline views. Each shares access to a chic monochrome shower room with a hidden cistern WC and washbasin built into a wall-hung vanity. There is a spacious attic perfect for additional storage needs.

Externally the well designed south-east-facing garden features timber decking, sandstone paving, and artificial grass to create a tranquil outdoor space. A paved driveway provides ample private parking.

FIXTURES & FITTINGS

All fitted floor coverings, venetian blinds and roller shades, integrated double oven, induction hob, extractor fan, fridge/freezer and dishwasher will be included in the sale. The large corner sofa and kitchen table may be available by separate negotiation. The glass table in the garden can also be included if required.



PROPERTY FEATURES

- ❑ Four-bedroom semi-detached home
- ❑ Large dual-aspect sitting room with garden access
- ❑ Modern, bright and spacious dining kitchen
- ❑ Four bedrooms, one with en-suite bathroom
- ❑ Stylish contemporary shower room and guest WC
- ❑ South-east facing rear garden
- ❑ Driveway
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Tenure - Freehold

HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town. Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite.

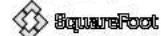
Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi amongst others.

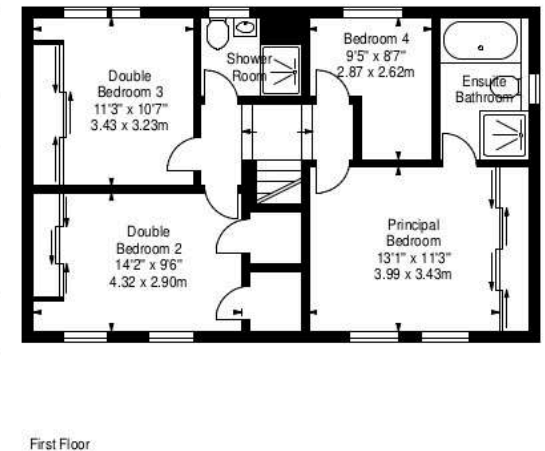
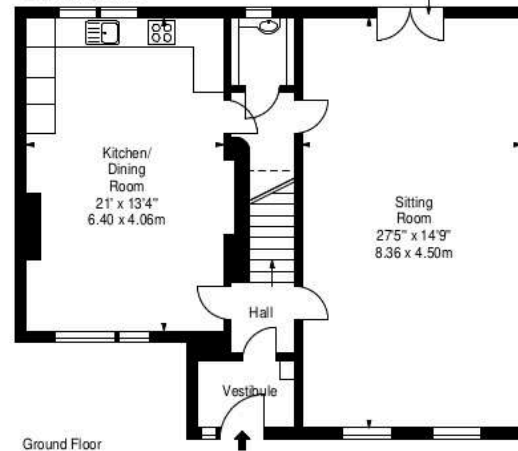
Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.



Dunpender Drive,
Haddington,
East Lothian, EH41 3BN



Approx. Gross Internal Area
1538 Sq Ft - 142.88 Sq M
For identification only. Not to scale.
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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
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