

SIMPSON & MARWICK



23 Dunpender Drive, Haddington, East Lothian, EH41 3BN



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EPC: C (69)
Council Tax - C

Elevated two-bedroom home with stunning Lammermuir views and exceptional garden space.



- Well-presented two-bedroom semi-detached home
- Elevated position with views towards the Lammermuir Hills
- Bright sitting room with multi-fuel stove
- Modern kitchen with integrated appliances & Rangemaster cooker
- Conservatory overlooking the rear garden
- Spacious principal bedroom with hillside views
- Large shower room
- Attic with Ramsay ladder and conversion potential (subject to consents)
- Extensive rear garden with lawn, patio & raised decking
- Large stone outbuilding plus log and coal store
- Driveway & front garden with additional patio area

23 Dunpender Drive is a well-presented two-bedroom semi-detached home, occupying an elevated position and enjoying wonderful views towards the Lammermuir Hills. Presented in move-in condition throughout, the property offers bright and spacious accommodation, along with a particularly generous rear garden.

Entering the property, a welcoming hallway with a generous under-stair storage cupboard provides a practical introduction to the home. To the front, the bright sitting room enjoys an elevated outlook towards the Lammermuir Hills and features a charming multi-fuel stove, creating a warm and inviting space to relax.

To the rear, the modern kitchen is well equipped with a good range of fitted units, integrated appliances and a beautiful Rangemaster cooker. Beyond the kitchen, a conservatory provides an additional reception space and enjoys delightful views over the rear garden, creating a wonderful spot to relax throughout the year.

A family bathroom on the ground floor completes the accommodation on this level.

Upstairs, the principal bedroom is positioned to the front and once again takes full advantage of the far-reaching views towards the Lammermuir Hills. A further spacious double bedroom is located to the rear. What was originally a third bedroom has been thoughtfully reconfigured to create a generous shower room, complete with excellent built-in storage and ample space for dressing.

The attic is accessed via a Ramsay ladder and offers excellent storage, with potential for future conversion, subject to the necessary consents.

Externally, the property continues to impress with its substantial rear garden. Mostly laid to lawn, the garden also features a patio area, raised deck and a large stone outbuilding, offering excellent storage or workshop potential. A separate log and coal store adds further practicality. To the front, there is an additional patio area, lawn and a driveway providing off-street parking.

A bright and versatile home with stunning Lammermuir views, generous gardens and excellent outdoor storage, offering flexible accommodation and exciting future potential within easy reach of Haddington's excellent amenities and transport links.

Location

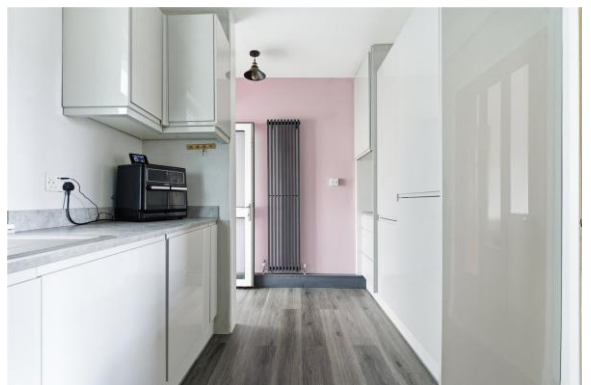
The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The counties beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.

Fixtures and Fittings

All fitted floor coverings, all blinds, light fittings, integrated fridge/freezer, washing machine, cooker hood, and Rangemaster cooker, are included in the sale. Wood & coal for the multifuel stove are available to be purchased separately.

Viewing Details

By appointment contact Simpson & Marwick

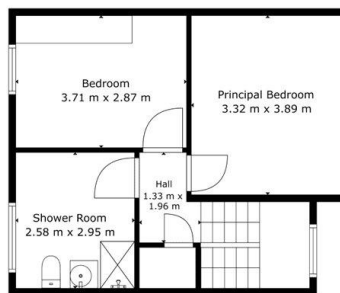


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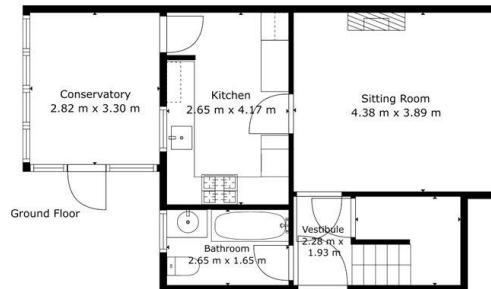
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Haddington, East Lothian, EH41 3BN

Approx. Gross Internal Area:
882.641 Sq Ft (82 Sq M)

For Identification purposes only. Not to scale.



1st Floor



Ground Floor

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		