

SIMPSON & MARWICK



38 Alderston Gardens, Haddington, East Lothian, EH41 3RY



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EPC: C (76)

Council Tax - G

Spacious family living in a sought-after Haddington development.



- Beautifully presented four-bedroom detached family home
- Sought-after modern development in Haddington
- Bright dual-aspect sitting room with wood-burning stove
- Spacious kitchen/dining room with French doors to the garden
- Modern shaker-style kitchen with range cooker
- Utility room with internal access to the integral double garage
- Home office & versatile additional reception room/fifth bedroom
- Principal bedroom with two fitted wardrobes & en-suite bathroom
- Guest bedroom with walk-in wardrobe & en-suite shower room
- Two further double bedrooms with built-in storage
- Contemporary family bathroom
- Generous corner plot with landscaped gardens
- Spacious driveway & integral double garage

Set within a sought-after modern development in the popular market town of Haddington, 38 Alderston Gardens is a beautifully presented four-bedroom detached family home offering generous, flexible accommodation, ideal for modern family living.

A welcoming entrance vestibule leads into a bright hallway, complete with a useful storage cupboard. The spacious dual-aspect sitting room is flooded with natural light and provides a cosy yet elegant space to relax, centred around a charming wood-burning stove. To the rear of the property, the impressive kitchen and dining room forms the heart of the home. Fitted with modern shaker-style cabinetry, a range cooker, and an excellent selection of cupboards and worktop space, it is perfectly designed for both everyday family life and entertaining. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces. A practical utility room provides additional storage and gives internal access to the integral double garage. Completing the ground floor is a convenient WC, a dedicated home office, and a versatile dining room, which could equally be used as a second sitting room, family room, playroom, or fifth bedroom if required.

Upstairs, the generous principal bedroom overlooks the rear garden and benefits from two built-in wardrobes and a spacious en-suite bathroom complete with both a separate bath and shower. Three further double bedrooms all enjoy built-in storage, with one also featuring a large walk-in wardrobe and its own en-suite shower room. A contemporary family bathroom completes the internal accommodation.

Occupying an attractive corner plot, the property enjoys generous outdoor space. To the front and side, there are well-maintained lawned gardens, along with a spacious driveway leading to the integral double garage. The sunny rear garden has a combination of patio and lawn, complemented by mature planting, colourful borders, and raised beds, creating a wonderful space for relaxing, entertaining, or family life.

Beautifully presented throughout and offering spacious, flexible accommodation both inside and out, 38 Alderston Gardens is a fantastic family home in one of Haddington's most desirable developments. Perfect for growing families or those looking for additional space to work from home, it offers a wonderful opportunity to enjoy modern living in a thriving East Lothian community.

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, blinds, curtains, light fittings, integrated fridge/freezer, dishwasher, cooker hood, & freestanding cooker, are included in the sale.

Management

The development is maintained by Charles White with costs being approximately £30 per month.

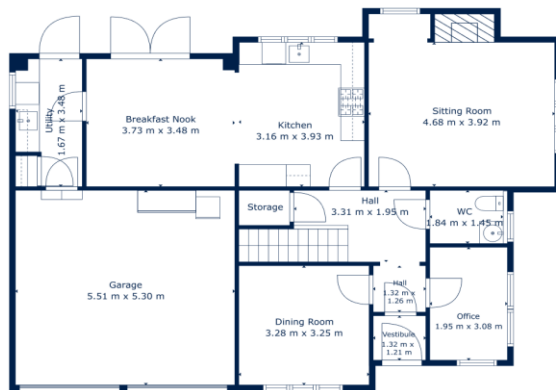
Viewing Details

By appointment contact Simpson & Marwick



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Ground Floor



1st Floor

For Identification purposes only.
Not to scale.

38 Alderston Gardens
Haddington, East Lothian, EH41 3RY

Approx. Gross Internal Area:
2012.85 Sq Ft (187 Sq M)

Simpson and Marwick

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