



SIMPSON & MARWICK

10 SOMNERFIELD CRESCENT HADDINGTON, EAST LoTHIAN, EH41 3RP

OFFERS OVER £325,000

EPC D



Set within a quiet and well-connected area of Haddington, 10 Somnerfield Crescent is a spacious four-bedroom detached home offering flexible accommodation and an exciting opportunity for a new owner to modernise and put their own stamp on the property.

A useful entrance porch provides space for coats and wet shoes before entering the welcoming hallway, which offers excellent practical storage including an understairs cupboard and a further cupboard housing the washing machine,

creating a handy utility area. To the rear, the bright sitting room enjoys a lovely outlook over the garden, with sliding doors providing direct access outside. The spacious kitchen/dining room offers plenty of room for a good range of

cabinetry, generous worktop space and dining furniture, creating a versatile area for family life and entertaining.



The ground floor also benefits from a shower room and a particularly useful fourth bedroom, created from the former garage. This room has built-in wardrobes and its own en-suite shower room,

providing excellent flexibility for those seeking ground-floor accommodation, a guest suite or an additional private space.



*virtually staged image

Upstairs, the landing has a useful linen cupboard, while three well-proportioned double bedrooms provide comfortable accommodation, with the rear bedrooms enjoying lovely green outlooks.

An attic provides useful additional storage, with potential for further conversion, subject to the necessary consents. A family bathroom completes the upper floor.

Outside, the front garden is well maintained, with the option to reinstate a driveway if desired. There is currently plentiful parking directly outside the property.



The private rear garden is a real highlight, offering a peaceful and secluded outdoor space with a combination of patio, lawn and borders, surrounded by mature plants and trees. An outside tap adds practicality. Directly behind the garden is

a Somnerfield green area owned by the development, meaning the garden enjoys an open outlook and will not be built on. Offering generous accommodation, a flexible layout and excellent outdoor space, 10 Somnerfield Crescent presents .

an exciting opportunity to create a home tailored to your lifestyle, while enjoying a peaceful Haddington setting close to local 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 county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach, with 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, while train facilities are available 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, Loretto in Musselburgh and in Edinburgh.

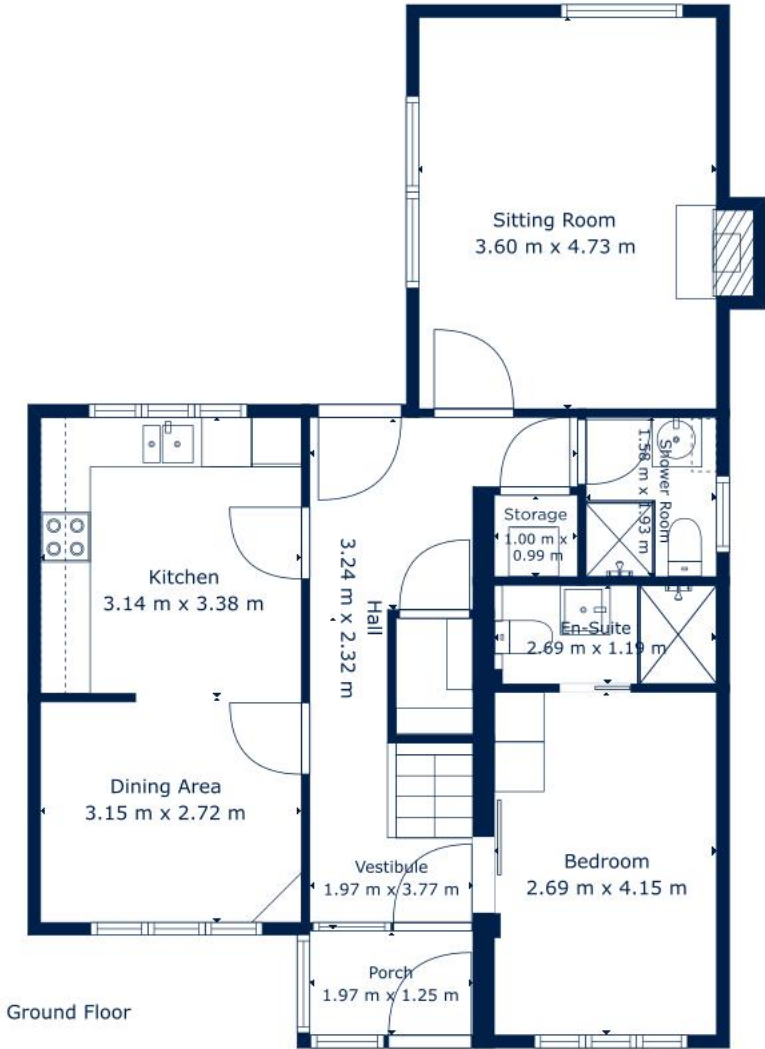
Fixtures and Fittings

All fitted floor coverings, blinds, curtains, light fittings, integrated cooker hood, freestanding fridge/freezer, cooker, washing machine, and dishwasher are included in the sale.

Viewing Details

By appointment contact
Simpson & Marwick





For Identification purposes only.
Not to scale.

Edinburgh
0131 581 5700

North Berwick
01620 892000

Aberdeen
01224 606210