



46 Cranston Way, Haddington, East Lothian, EH41 3TJ

Light & Beautifully Presented, Two-Bedroom, Mid-Terrace Home with Garden & Driveway

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Property Description

A fantastic opportunity to acquire a light and beautifully presented, modern two-bedroom, mid-terrace home, forming part of a *Golden Share - Low Cost Home Ownership scheme. With private gardens and a driveway, the property is set in a desirable residential development in the charming historic market town of Haddington, East Lothian.

Comprises a living room, a dining/kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

Ready-to-move-in, finished with light neutral decor throughout, featuring a modern fitted kitchen and bathrooms. Additionally, it features gas central heating, double glazing, contemporary lighting and good storage, including a loft.

Externally, there is a parking bay and garden area to the front; whilst an enclosed rear garden features a lawn, storage shed, and a wood-decked patio. The development also provides well-maintained landscaped grounds, ample residential and visitors parking spaces, and quick access to shopping and to the A1.

A welcoming entrance hall leads into a bright and tastefully presented living room, featuring light décor, carpeted flooring and a useful built-in cupboard. From the living room, the well-proportioned kitchen is fitted with modern units, wood-effect worktops with matching upstands, a sink and drainer, integrated gas hob and oven, and an integrated fridge/freezer, with additional space for freestanding appliances. A convenient WC is located off the kitchen, while a door provides direct access to the rear garden, creating a practical and versatile space well suited to family life and outdoor entertaining.

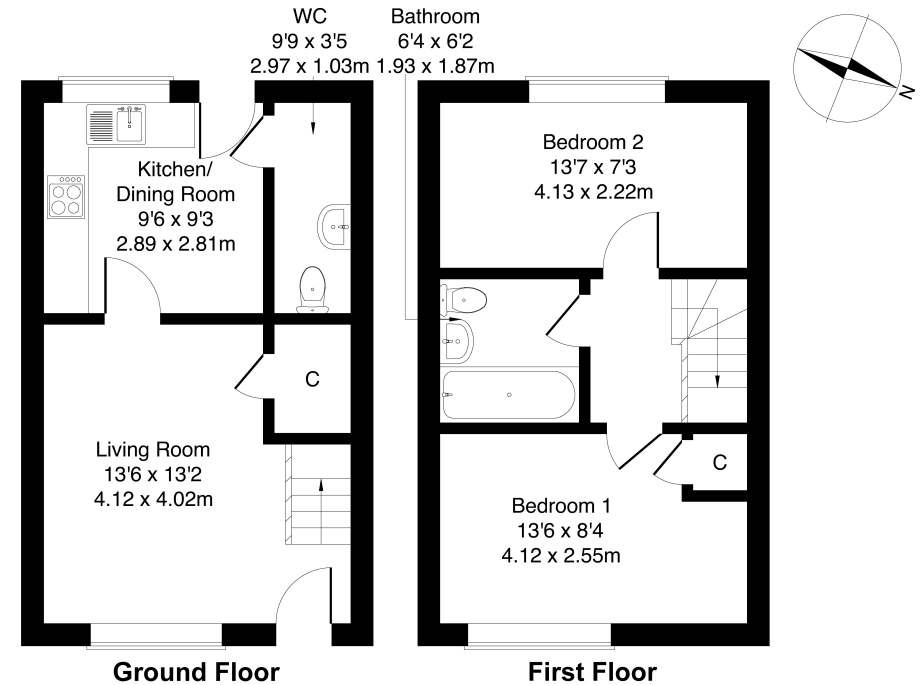
Upstairs, there are two well-proportioned bedrooms positioned to opposite aspects of the property. Both are presented in a light and neutral style with carpeted flooring, with bedroom one benefiting from a built-in cupboard and bedroom two providing access to the loft space. Completing the accommodation is a modern bathroom fitted with a three-piece suite, including a bath with shower over, wash hand basin and WC, complemented by tiled splashback areas.

*The property was purchased and will be sold under a 'Golden Share' Low Cost Home Ownership arrangement. The valuation is of the part of the property that can be sold. The purchase price is understood to be restricted to 77.86% of the full market value, and the home report valuation figure is provided on this basis. Any new purchaser must meet the eligibility criteria and will be required to undergo a financial assessment & approval by East Lothian Council. For more information and guidance, please inquire.



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Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Haddington, the historic county town of East Lothian, offers a charming blend of traditional high street and grocery shopping, well-regarded schools across all levels, and a broad range of leisure and recreational facilities. Residents enjoy a modern swimming pool and leisure complex, an 18-hole parkland golf course, numerous sports and social clubs, and various youth organisations. The town

features peaceful riverside walkways and is surrounded by picturesque East Lothian countryside, with the Lammermuir Hills to the south and a beautiful coastline to the north, both easily accessible. Conveniently located just off the A1, Haddington provides easy commuting options to Edinburgh, the Borders, and Northumberland.





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