

Tranent
Call 01875 611211

Offers Over £345,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



6 Cranston Way, Haddington, EH41 3TJ



This absolutely stunning, four bedroom detached villa with garage and driveway, offering the perfect blend of space, style and comfort, is presented to the market in true move in condition. This fabulous family home is set in a quiet street within a modern development in the sought-after historic town of Haddington, with open outlook to the woods at the rear, and offering excellent accommodation for the growing family, close to many local amenities and transport links. On the ground floor, the property offers generous living accommodation with a front facing sitting room and fabulous kitchen/dining room leading to the gorgeous fully enclosed rear garden with decked patio area and summerhouse included. Upstairs are four generous double bedrooms, all with fitted storage. This move-in ready family homes ticks all the boxes perfectly for the growing family.

Accommodation

Ground Floor

- * Welcoming entrance hall
- * Fabulous and spacious sitting room with elegant décor and feature fireplace
- * Stunning fitted kitchen/dining room with integrated appliances and French doors to the rear garden
- * Large walk in cupboard off dining area
- * Utility room with cloakroom/WC off

First Floor

- * Landing with hatch providing access to the attic
- * Generous master bedroom with fitted storage and a stylish en-suite shower room.
- * Three further well-proportioned double bedrooms all with fitted wardrobes
- * Family bathroom fitted with a white three-piece suite with shower over the bath

Additional Information

- * Gas central heating and double glazing throughout.
- * Garage and mono-bloc driveway providing ample off-street parking.
- * Fully enclosed rear garden with decked patio area and summer house - perfect for outdoor entertaining.
- * Additional residents' parking nearby

6 Cranston Way, Haddington, EH41 3TJ

Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft

Garage = 11.1 sq m / 119 sq ft

Total = 115.5 sq m / 1243 sq ft

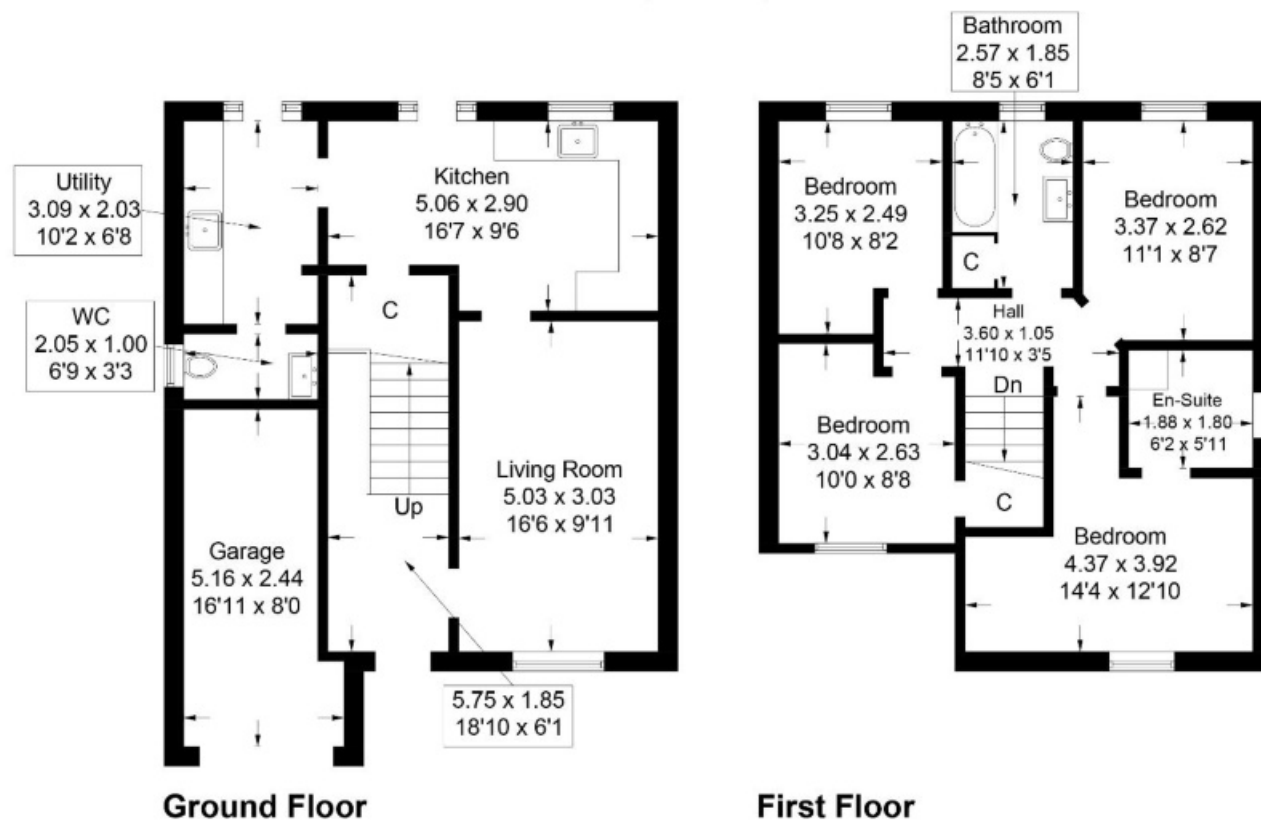


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337635)

Location

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and offers an excellent range of local shops, sports centre with swimming pool, schooling for all ages, a good choice of pubs & restaurants & numerous golf courses. Haddington offers an excellent quality of life with a wide range of social & cultural activities generated by the lively local community and delightful walks along the banks of the River Tyne. Edinburgh City Centre, the Fort Kinnaird Leisure & Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport & motorway links to the north, south & west are all easily accessible via the A1. Good public transport services to & from Edinburgh City Centre and surrounding towns and villages including the coastline & the A1 expressway to Dunbar also provides easy access to the south.

Fixtures and Fittings

All fixtures and fittings, fitted floor coverings, blinds and some light fittings, including integrated appliances, are included in the sale. Free standing

appliances may be available by separate negotiation and are without warranty.

Services

Mains electricity, gas, water and drainage

EPC

Band B

Council Tax

East Lothian Council Tax Band F

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.