





Welcome

A beautifully maintained and well-proportioned three-bedroom semi-detached home, ideally suited to family living.

A welcoming hallway leads to a generous dual-aspect lounge and dining room. Large windows to the front and rear fill the room with natural light, while the dining area connects directly to the kitchen. The kitchen has a range of white wall and base units, views over the rear garden and a side door providing garden access.

Also on the ground floor are a WC and a particularly spacious walk-in cupboard with power, currently used as a home office.

Upstairs are three generous bedrooms, with built-in storage in bedrooms one and two. The landing offers two large cupboards and further storage space, while the freshly decorated family bathroom is of good proportions, window giving natural light and includes a shower over the bath.

The property benefits from gas central heating and double glazing. Outside, a front driveway leads to the garage, which can also be accessed from the enclosed rear garden. The garden has paved and lawned areas with mature shrubs, offering plenty of space for children and pets.





Haddington

Park Lane enjoys a peaceful setting and is within easy walking distance of the excellent amenities offered by the historic market town of Haddington.

The town centre provides an excellent selection of independent shops, cafés, restaurants and everyday services, together with supermarkets, leisure facilities and beautiful riverside walks. Haddington is well served for schooling, with a choice of respected primary schools and Knox Academy providing secondary education.

For commuters, there are regular bus services connecting Haddington with Edinburgh and surrounding East Lothian towns, while the nearby A1 provides convenient road access to Edinburgh and the wider motorway network.

An ideal location offering the best of both worlds - a quiet, peaceful outlook yet within easy reach of everything Haddington has to offer.

Extras

Included in the sale are all light fittings, window coverings, dishwasher and washing machine. Mirrored wardrobes in bedroom 3 can be included if the buyer wishes. The dining table, dining chairs, sideboard, tv unit and side table are all available by separate negotiation.



Get in touch

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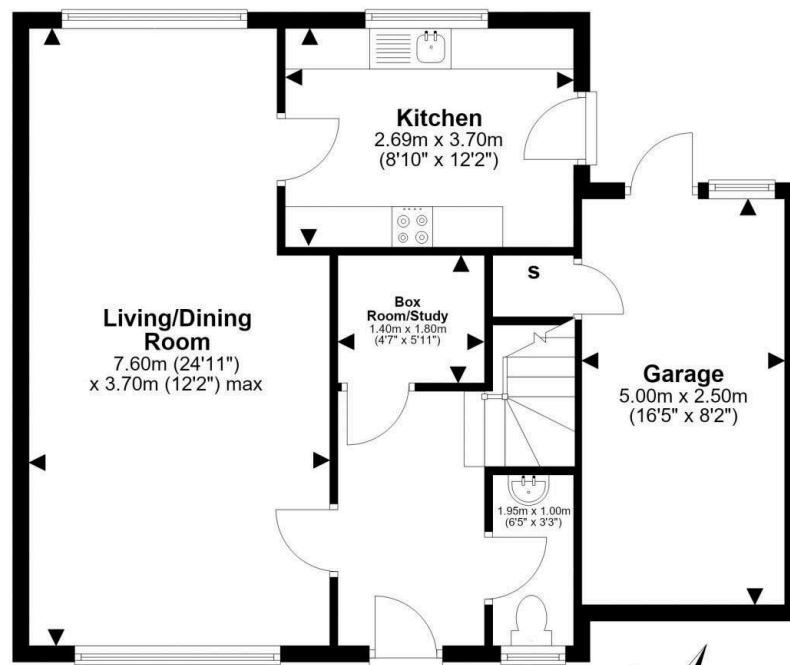
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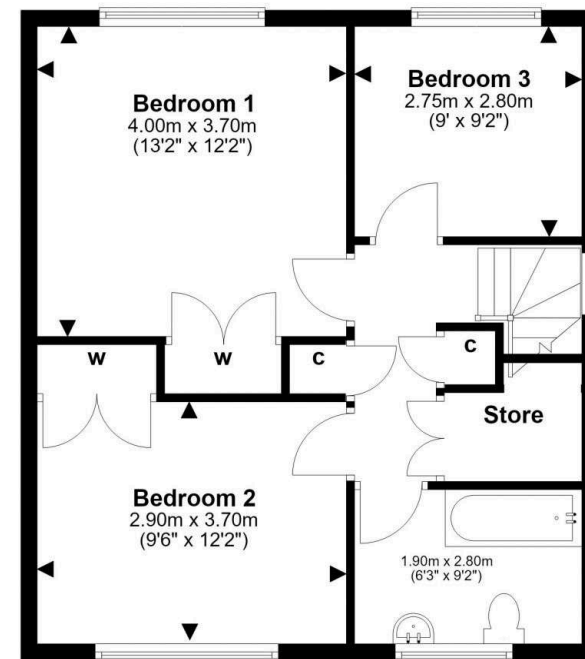


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.