

# 39 Cranston Way

HADDINGTON, EAST LoTHIAN, EH41 3TJ



*SPACIOUS THREE-BEDROOM SEMI-DETACHED  
FAMILY HOME IN POPULAR CRANSTON WAY*



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McEwan Fraser Legal is delighted to present to the market this spacious three-bedroom semi-detached house, ideally situated within the popular Cranston Way development in Haddington. Offering well-proportioned and flexible family accommodation over two levels, the property benefits from two electric car charging points, a fully floored loft, gas central heating, double glazing and direct access from the living room to the rear garden.

The ground floor accommodation comprises a welcoming entrance hallway, a good-sized living room and a well-proportioned kitchen located directly off the living area. The living room provides excellent space for both relaxing and entertaining, with the added benefit of direct access into the rear garden, creating a particularly practical arrangement for family life. A versatile sitting room, formerly the garage, provides an additional reception room and could be utilised in a variety of ways depending on the needs of the new owner, including as a family room, home office, playroom or additional bedroom space. A convenient WC compartment completes the ground floor.

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**Sitting Room**







Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom with WC







**Bedroom 2**

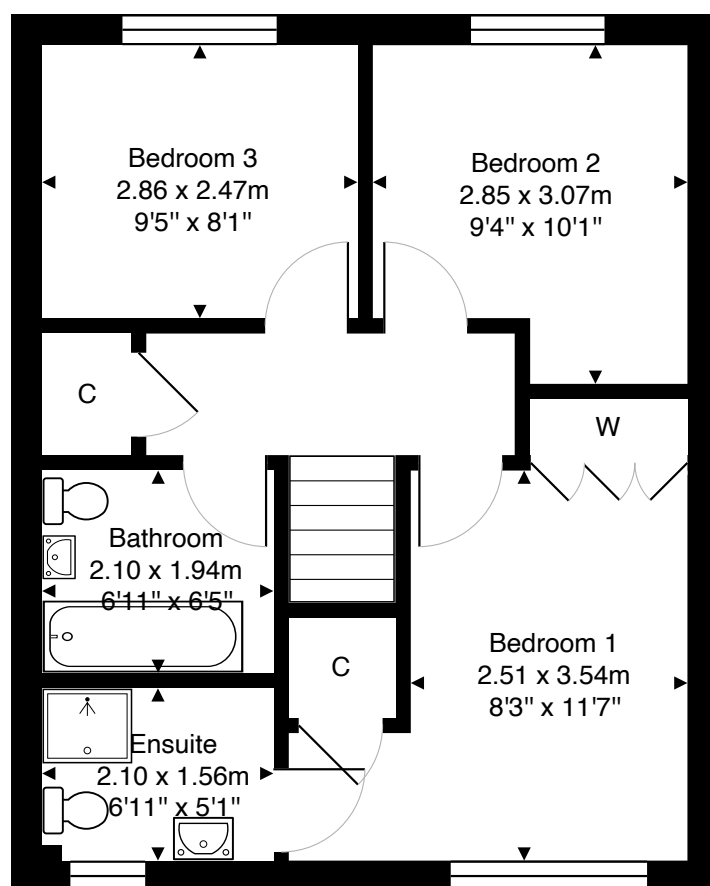
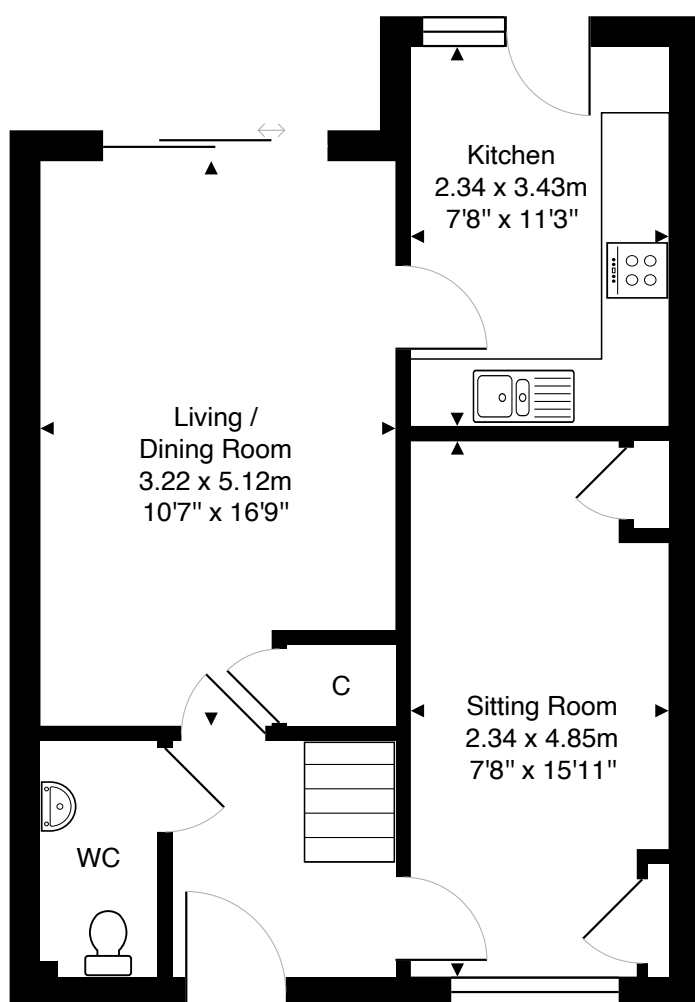




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>

EPC Rating: B



The property further benefits from gas central heating and double glazing, providing a comfortable and energy-efficient home throughout the year. The rear garden offers a pleasant private outdoor space and is particularly convenient given the direct access from the living room.

This is an excellent opportunity to acquire a spacious and versatile family home within a popular residential area of Haddington. The flexible additional reception room, generous living accommodation and direct garden access make this a particularly appealing property for families and those requiring adaptable living space. Early viewing is highly recommended.





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The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and situated in the heart of East Lothian's attractive countryside.

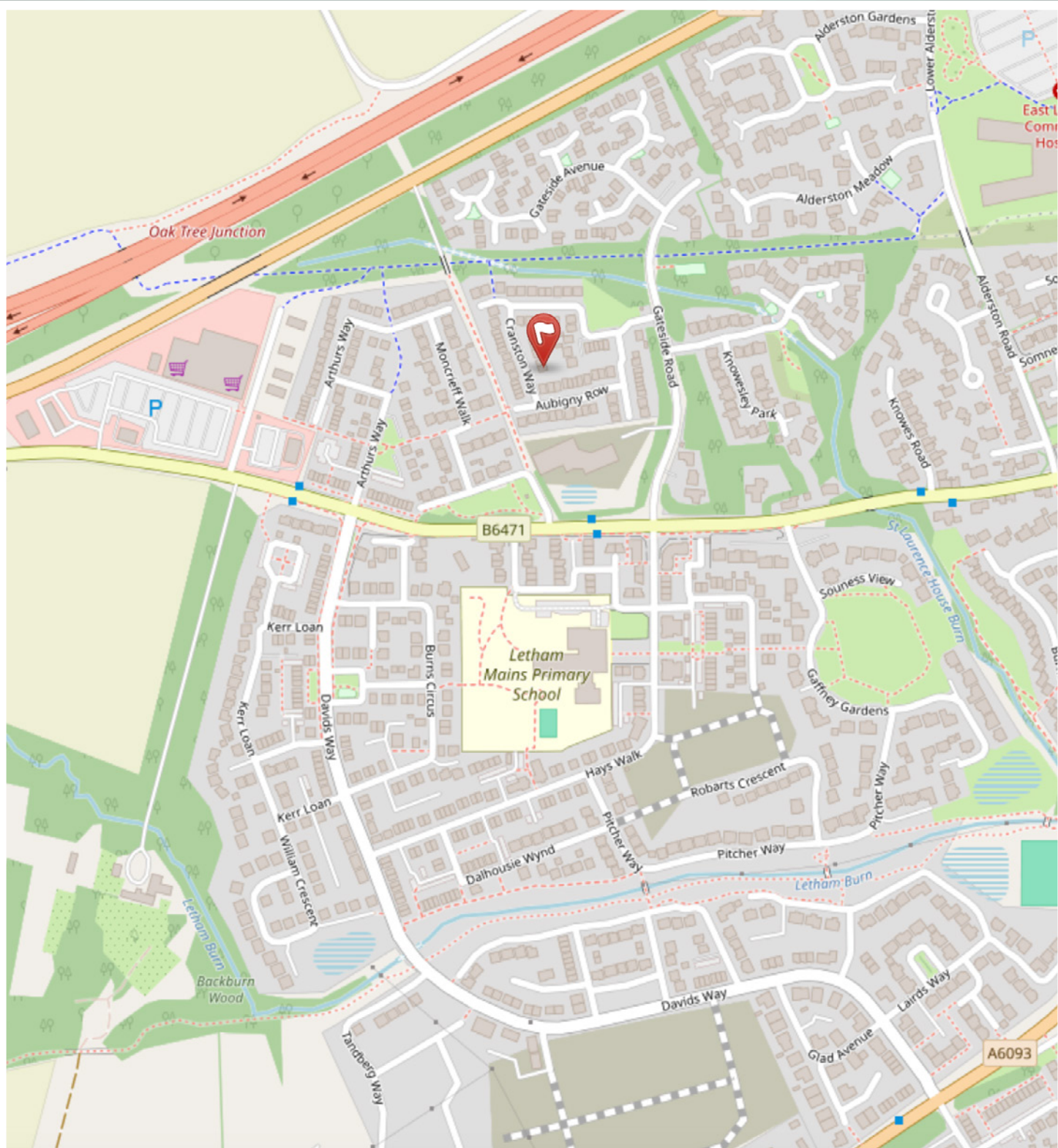
The town itself offers an excellent range of local shops, sports centre with swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th century St Mary's Parish Church.

Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh City Centre and surrounding towns and villages including the coastline.

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## The Location



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