



13 ABERLADY ROAD
HADDINGTON, EH41 3BT



PROPERTY SUMMARY



Enjoying an established residential setting in Haddington, this appealing semi-detached house combines generous family accommodation with beautifully established private gardens and impressive modern energy features. The gardens are a particular highlight, with mature planting, areas of lawn, dedicated seating and a summerhouse creating an inviting outdoor retreat for relaxing and entertaining. Inside, a hallway with under-stairs storage leads to a living room with direct garden access, dining room and kitchen/breakfast room. Three bedrooms are served by a bathroom and shower room. A driveway and garage provide off-street parking, with an EV charger adding further convenience. Energy efficiency is enhanced by an air-source heat pump via a new combi boiler, solar panels and two battery storage units, alongside double glazing.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





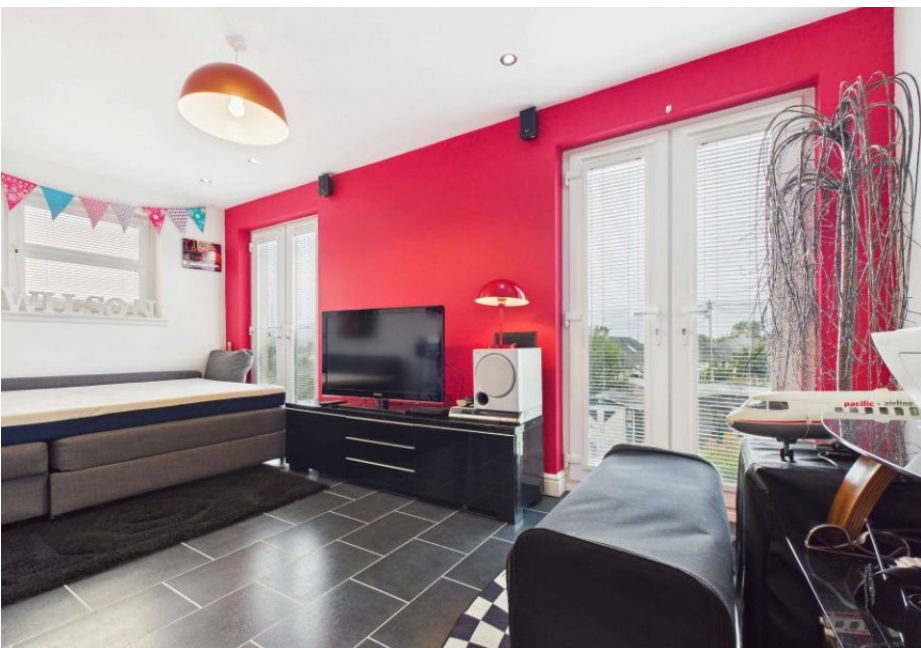
"A three-bedroom semi-detached home with private gardens, a garage and driveway parking."

FEATURES

- Semi-detached house in Haddington
- Central hallway and under-stairs storage
- Bright living room with direct garden access
- Separate dining room
- Spacious kitchen/breakfast room
- Three first-floor bedrooms
- Family bathroom
- Modern shower room
- Private gardens with a summerhouse
- Driveway and garage with EV charger
- Air source heat pump via new combo boiler and double glazing
- Solar panels with 2 batteries for storage

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CLICK HERE
for a virtual tour of the property



"A spacious family home with two reception rooms and a substantial summerhouse."





HADDINGTON

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit.

It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities.

Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

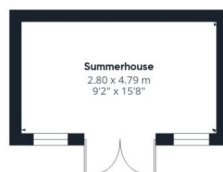
FLOORPLAN



Main Floor Building 1



Floor Level 2 Building 1



Main Floor Building 2



Main Floor Building 3



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾

139.2 m²
1498 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC
RATING

B

COUNCIL
TAX BAND

D