



21 ROBARTS CRESCENT
HADDINGTON, EH41 3FA



PROPERTY SUMMARY



Ideally suited to modern family living, this pristine contemporary detached house in Haddington offers generous accommodation over two floors, stylish interiors and a thoughtfully arranged layout. Presented in excellent condition, the property combines comfortable reception spaces with flexible bedrooms and a dedicated home office. A welcoming hall with a guest WC leads into a generous living room with modern glass doors. To the rear, the bright breakfasting kitchen and dining room form the heart of the home, featuring contemporary fitted units, a beautiful central island and upgraded bi-fold garden doors. An adjoining utility room adds valuable practicality. Upstairs, the principal bedroom benefits from an en-suite shower room, while three further bedrooms offer flexibility for family, guests or additional workspace. A useful office provides an ideal setting for working from home, and a family bathroom with a freestanding bathtub completes the accommodation.





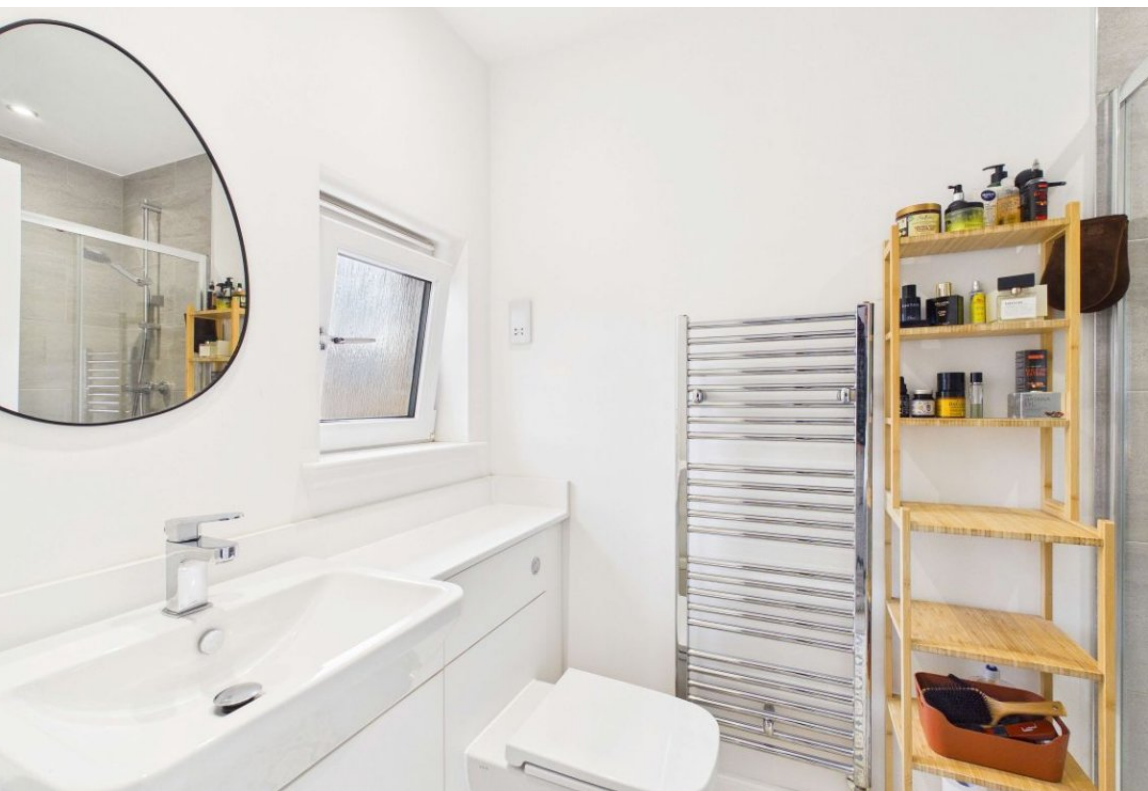


CLICK HERE
to take a virtual tour of the property





★★★★★
"CHEF
WAS CUTE,
WOULD EAT
HERE AGAIN."



**Four-bedroom family home with a garage,
drive and gardens.**

FEATURES

- Contemporary detached house in Haddington
- Pristine accommodation arranged over two floors
- Hall with a WC
- Generous living room
- Bright breakfasting kitchen/dining room with an island and utility room
- Landing with storage
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Useful office
- Family bathroom
- Private front and rear gardens
- Integral garage, private drive
- Gas central heating and double glazing







Outside, private front and rear gardens provide space for relaxing and outdoor dining. An integral garage and private driveway offer excellent parking and storage. Gas central heating and double glazing complete this appealing Haddington home.

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





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:
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HOUSE SALES

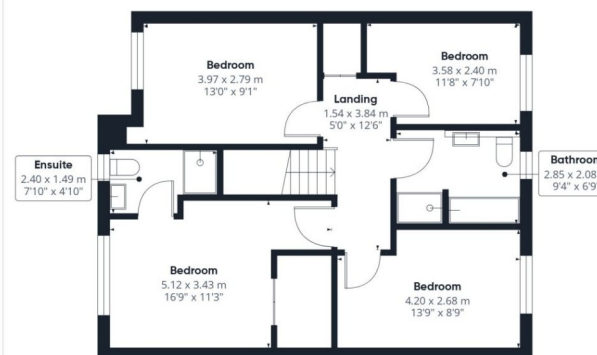
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾
143.1 m²
1539 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

G