



22 Station Road

Haddington, EH41 3NY



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85sqm

EPC

C

AS Anderson
Strathern

22 Station Road

Haddington, EH41 3NY

This attractive mid-terraced home offers spacious and well-balanced accommodation over two levels, making it an ideal purchase for a variety of buyers. A bright living room, generous kitchen/dining room, three well-proportioned bedrooms and private gardens combine to create a comfortable and practical home. Further benefits include excellent storage, a floored loft, gas central heating and double glazing throughout.

The accommodation is entered via a welcoming hallway providing access to the principal ground-floor accommodation. To the front of the property, the bright and spacious living room provides an excellent setting for both relaxation and entertaining. To the rear, the kitchen/dining room is fitted with a range of wall and base units and offers space for a dining table and chairs, creating an ideal hub for family life. On the first floor, there are three well-proportioned bedrooms, together with a family shower room fitted with a three-piece suite comprising a shower enclosure, wash hand basin and WC.

Externally, the property enjoys private gardens to the front and rear. The rear garden provides a pleasant setting for outdoor dining, entertaining and relaxation, while the front garden creates an attractive approach to the property.

Property features

- Mid-terraced home
- Three bedrooms
- Spacious living room
- Floored loft space
- Gas central heating
- Double glazing
- Private front and rear gardens

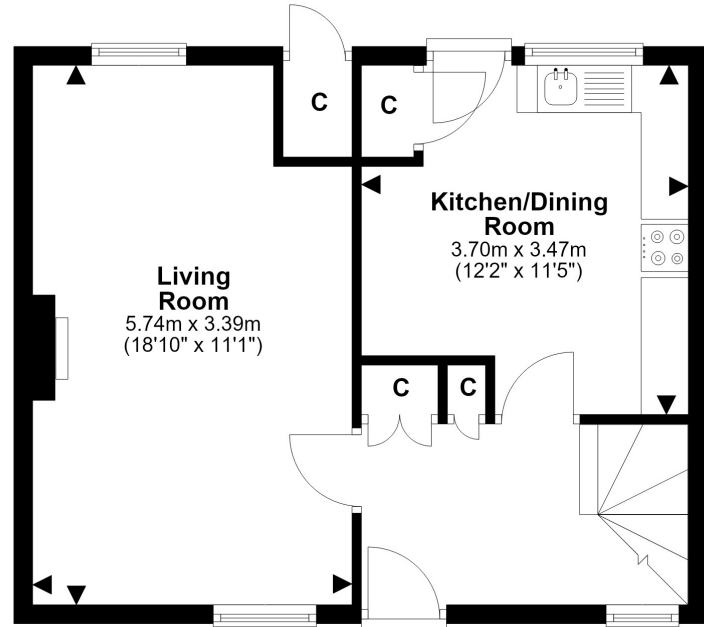




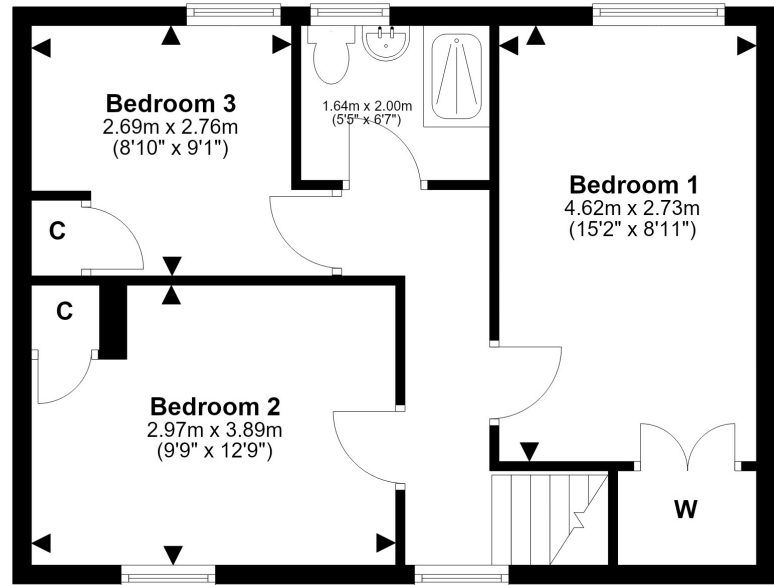


Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.



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.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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