14 Vetch Park

HADDINGTON, EH41 3LH

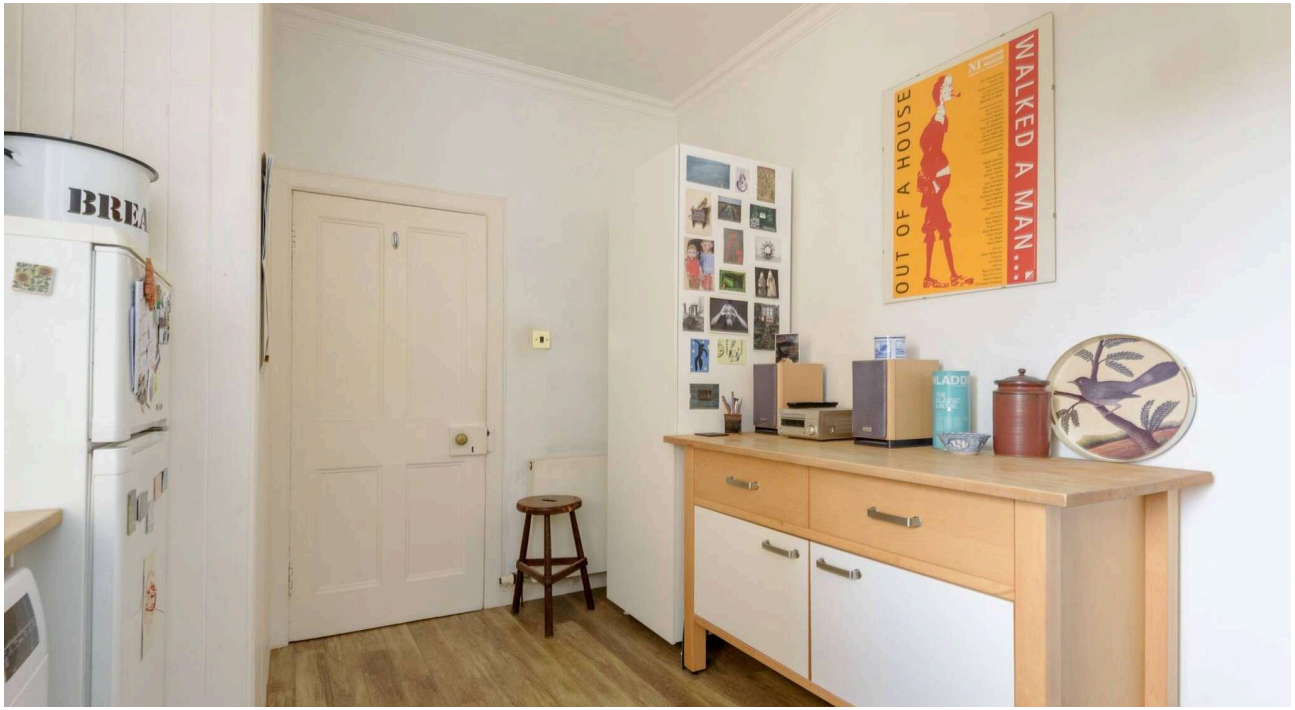
Property
PARIS STEELE

01620 497497 | parissteele.com

PROPERTY DESCRIPTION

Presented in good condition with scope for redecoration, this attractive three-bedroom double-upper property combines charming period features with thoughtful modern upgrades, offering generous and versatile accommodation in a sought-after Haddington location. With an area of private garden ground, elegant interiors and a wealth of original character, it is ideally suited to growing families and those seeking a distinctive home.

Stairs rise from the ground-floor entrance to a carpeted first-floor hallway, leading to an impressive sitting room filled with natural light from twin sash-and-case windows with working shutters. Beautiful wooden flooring, a tasteful colour palette, a log-burning stove beneath an original mantelpiece and a built-in press create a warm and inviting atmosphere, while the room comfortably accommodates dining. Across the hallway, a versatile south-east-facing dining room offers an ideal setting for entertaining or everyday family life. A bright double bedroom, which could equally serve as a home office, provides further flexibility. The well-appointed south-east-facing kitchen features freestanding base units, worktops and appliances, while a traditionally styled bathroom, complete with bath, WC and washbasin, rounds out the first-floor accommodation. A skylit, carpeted staircase then leads to the second floor, where the delightful principal double bedroom benefits from built-in storage, carpeting and an attractive feature fireplace.



A further south-east-facing double bedroom is equally appealing, retaining its own original fireplace and adding to the property's considerable period charm. There is a useful shower room on this floor.

Externally, the private area of garden ground to the east side of the block provides a wonderfully peaceful retreat. An expansive mature lawn, established borders and paved areas create an inviting space for relaxing, entertaining and enjoying time with family and friends. There is also access to a shared drying green and on-street parking.

FIXTURES & FITTINGS

All fitted floor covering, curtains, curtain rails and blinds, all kitchen cabinets, free-standing cooker, fridge-freezer and washing machine will be included in the sale. The apple tree sapling in the flower bed will be removed.

PROPERTY FEATURES

- Three-bedroom traditional double upper villa
- Bright and spacious sitting room
- South-east-facing kitchen
- South-east-facing dining room
- Three double bedrooms
- Family bathroom and shower room
- Private area of garden ground
- Shared drying green
- Gas central heating
- On-street parking
- EPC - D
- Council tax band - D
- Tenure - Freehold
- Conservation Area

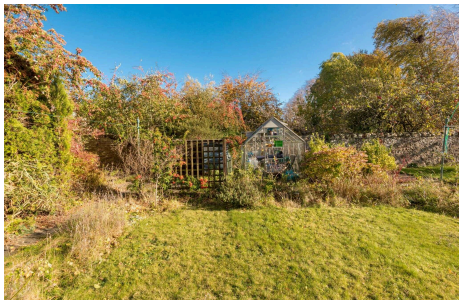
HADDINGTON

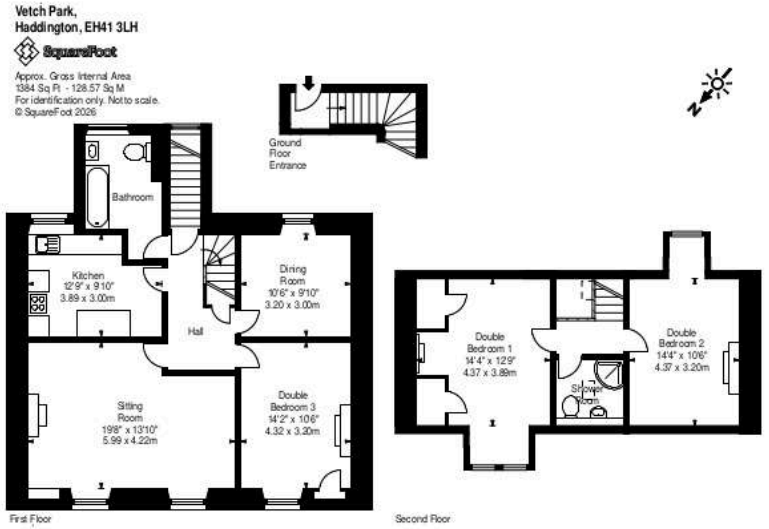
Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town. Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite.

Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi amongst others.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.





PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

Property

PARIS STEELE

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

espc rightmove

zoopla