8 PITCHER WAY

Haddington, East Lothian, EH41 3DL



GILSONGRAY

LAW • PROPERTY • FINANCE

A substantial detached family home

offering six bedrooms, several reception spaces and flexible accommodation across two floors, 8 Pitcher Way is an exciting opportunity for large families or those seeking a more relaxed pace of life in the thriving market town of Haddington. The layout includes a generous kitchen, dining and family room, a separate living room and home office, with a utility room and multiple en-suite facilities. Outside, the enclosed rear garden combines lawn and paved seating areas, while a broad driveway provides off-street parking.







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Impressive detached six-bedroom family home with multiple reception spaces, including a separate living room

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The living room is a comfortable separate reception space with glazed doors opening to the rear garden

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Open-plan kitchen, dining and family room. Separate utility room with external access

18 **Principal bedroom**
Expansive first-floor retreat, with fitted wardrobes, a private en-suite bathroom and a south-facing Juliet balcony

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The remaining bedrooms are well proportioned and provide flexibility for family, guests or home working

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Enclosed rear garden with lawn and paved seating areas and a broad front driveway with off-street parking

32 **Haddington**
Lovely historic market town with wide streets and period buildings

PROPERTY NAME

8 Pitcher Way

LOCATION

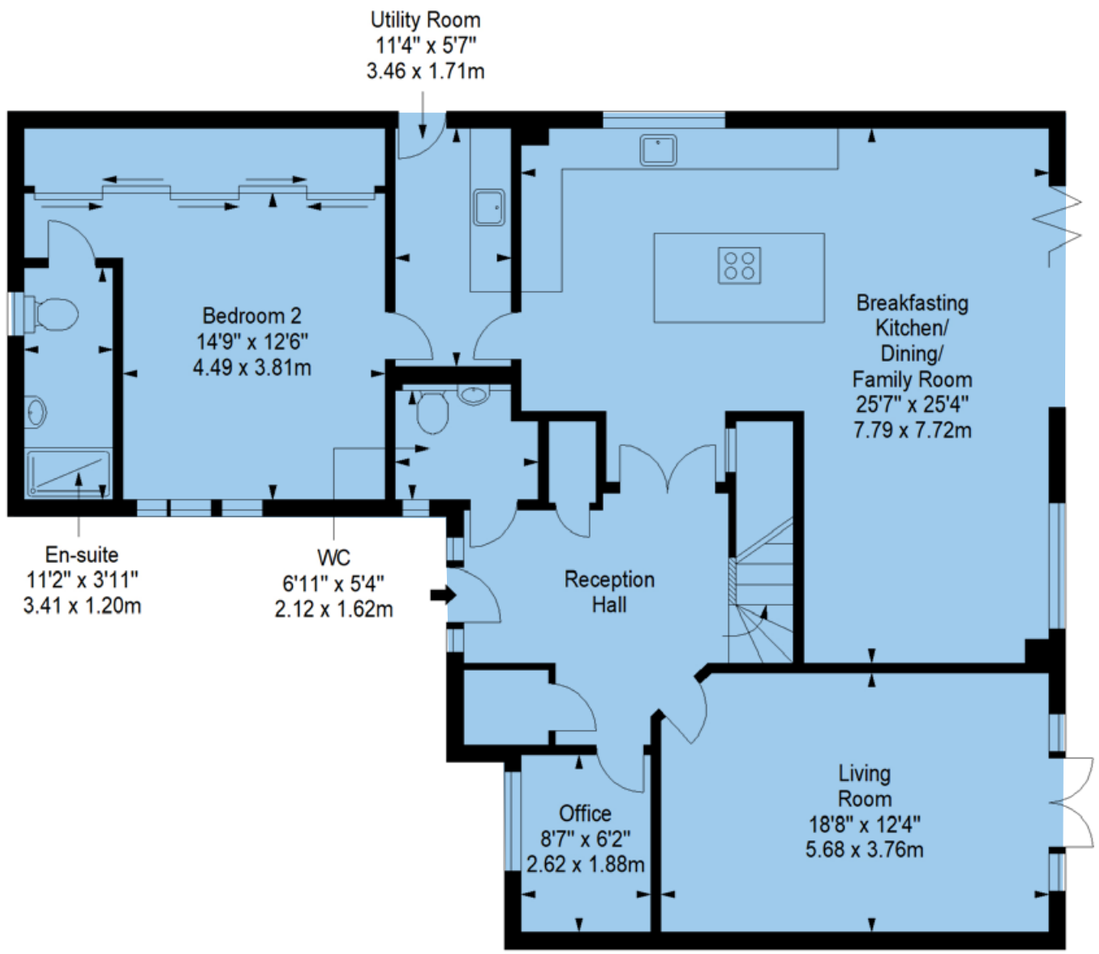
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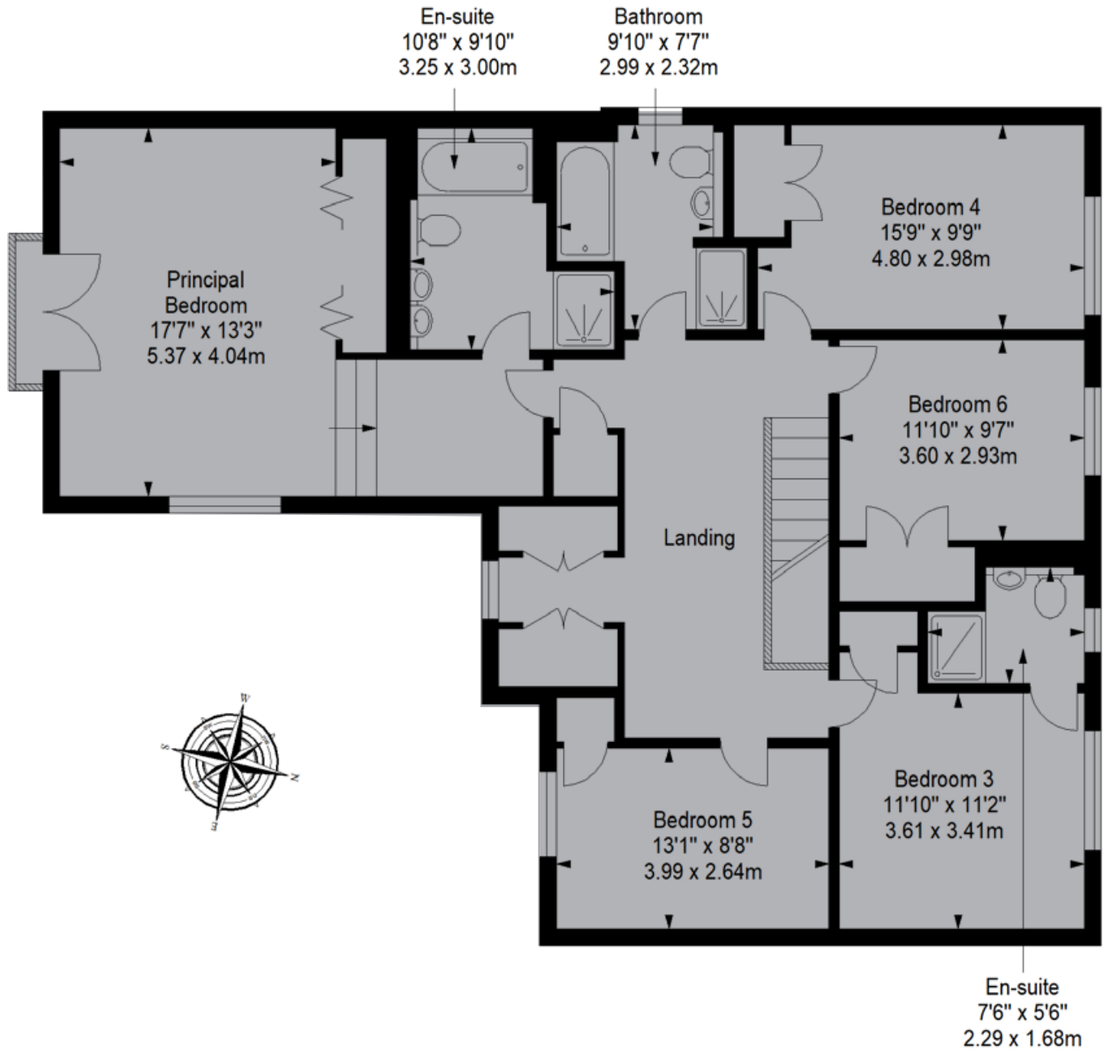
GROUND-FLOOR FIRST-FLOOR

APPROXIMATE TOTAL AREA:

267.5 sq. metres (2879.4 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.





Spacious family home

WITH VERSATILE ACCOMMODATION



Set within a modern residential development in Haddington, this impressive detached home offers generous proportions and a layout designed for family life. Six bedrooms are arranged across the ground and first floors, with the principal bedroom on the upper level. The ground floor provides several distinct spaces for relaxing, working and spending time together, including a separate living room and a large open-plan kitchen, dining and family room.

GENERAL FEATURES

Impressive detached six-bedroom family home
Flexible accommodation arranged over two floors
Multiple reception spaces, including a separate living room
Broad driveway providing off-street parking
Enclosed rear garden with lawn, patio and pergola
EPC Rating - B | Council Tax band - G

ACCOMMODATION FEATURES

Welcoming entrance hall with staircase to the first floor
Separate living room with doors to the rear garden
Open-plan kitchen, dining and family room
Contemporary fitted kitchen with central island
Separate utility room with external access
Ground-floor office and convenient guest WC
Spacious principal bedroom with fitted wardrobes and en-suite bathroom
Five further bedrooms, including two additional en-suites
First-floor family bathroom with bath and separate shower

EXTERIOR FEATURES

Enclosed rear garden with lawn and paved seating areas
Raised planting beds and timber pergola
Direct garden access from principal reception rooms
Broad front driveway with off-street parking

Welcoming

ENTRANCE HALL

The front door opens into a welcoming hall, with stairs leading to the first floor and access to the principal ground-floor rooms. A convenient WC is situated nearby, while the separate office provides a dedicated space for working from home or study.

FLEXIBLE SPACES

for relaxing and entertaining

The living room is a comfortable separate reception space, with glazed doors opening to the rear garden.



At the heart of the home, the impressive kitchen, dining and family room brings together cooking, dining and relaxation in one bright, sociable space. Wide sliding doors connect the room directly to the patio and garden, making it well suited to everyday family life and entertaining.



CONTEMPORARY KITCHEN



Contemporary fitted kitchen with separate utility room with external access

The fitted kitchen offers extensive fitted cabinets, contrasting work surfaces and a central island with an integrated hob and breakfast seating. Built-in appliances include twin ovens, a dishwasher and a fridge/freezer while the dining area has ample space for a family table. A separate utility room provides further work surfaces and laundry space, with an external door for practical garden access.



THE PRINCIPAL SUITE

The principal bedroom is an expansive first-floor retreat, with fitted wardrobes, a private en-suite bathroom and a south-facing Juliet balcony. Its generous floor area allows space for a sitting or dressing area in addition to bedroom furniture.



Spacious bedroom with fitted wardrobes and en-suite bathroom









FIVE FURTHER BEDROOMS

The remaining bedrooms are well proportioned and provide flexibility for family, guests or home working, with built-in storage available in every room. The bedroom on the ground floor benefits from an en-suite shower room, while two first-floor bedrooms also have en-suite facilities.



"...a layout designed for family life..."





THE BATHROOMS

A family bathroom, three en-suites and a guest WC







The first-floor family bathroom is fitted with a bath and separate shower enclosure, washbasin and WC. Together with the three en-suites and ground-floor guest WC, this provides convenient facilities across both levels.

Extras: All fitted floor coverings, some window coverings, light fittings, and integrated appliances (including a double oven, induction hob and extractor, fridge-freezer and dishwasher) are included in the sale, whilst furniture is available via separate negotiation.

ENCLOSED REAR GARDEN

DIRECT GARDEN ACCESS FROM PRINCIPAL RECEPTION ROOMS







Enclosed garden and private parking

The rear garden is enclosed by stone walls and fencing, with a turf lawn, paved seating areas, a dedicated barbecue area, raised planting beds and timber pergolas. Sliding doors from the principal reception spaces open directly onto the patio. At the front, a wide driveway provides off-street parking for multiple vehicles.

Factor:
Ross and Liddell at a cost of £113.64 per year and a consortium of £38 per year.

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 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.



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