

10 Acredales Walk

HADDINGTON | EH41 4RR

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Situated within a popular residential area of Haddington, this extended three-bedroom detached property offers spacious and versatile accommodation, ideal for family living.

The property is entered via an entrance hallway, leading through to a bright and spacious living room, providing an excellent space for relaxation and entertaining. The kitchen offers ample worktop space and a good range of floor and wall-mounted units, with additional room for a dining table. A useful utility room provides further practicality, while a conveniently located downstairs WC completes the ground floor accommodation.

On the upper floor, the property offers a particularly unique and versatile layout. The principal bedroom benefits from its own adjoining sitting room and kitchen, together with an en-suite, creating an excellent degree of flexibility for a variety of living arrangements. There are two further generous bedrooms and a family bathroom comprising a two-piece suite and separate shower cubicle.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







Externally, the property enjoys a private driveway, garage and gardens to both the front and rear.

- Extended three bedroom detached house
- Unique master bedroom with sitting room and kitchen
- Driveway and detached garage
- Front and rear gardens
- Double glazing
- Gas central heating.

Council Tax E.

Energy Rating C.

All fixtures, fittings, integrated kitchen appliances, whites good, curtains and carpets will be included in the sale.

Items of furniture including; 3 beds, dressing table, 2 bedside tables, 3 chest of drawers, 2 wall mounted mirrors, sofa, dining table and 4 transparent chairs, armchair, 2 bookcases, bureau, a cabinet and items in gardens may be available under separate negotiations.







The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green, in addition to a variety of clubs and organisations to cater for adults and children alike. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry













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.

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