

10 SOMNERFIELD AVENUE

HADDINGTON, EH41 3RN

1 | 3 | 2

PROPERTY SUMMARY

Set within a residential setting in Haddington, this detached house offers bright family accommodation over two floors, with private front and rear gardens, a garage and driveway parking. A welcoming hallway leads to a living room, while the spacious breakfasting kitchen and dining room opens to the rear garden for easy everyday living. Good worktop space and room to dine make it a practical hub of the home, and a ground-floor WC adds convenience. Upstairs, there are three bedrooms, with useful walk-in storage to two rooms and bathroom facilities arranged for busy family life. Outside, the rear garden provides lawned space for children, entertaining and day-to-day use, complemented by a detached shed/summerhouse. Private front and rear gardens, a garage and driveway parking add appeal. Gas central heating and double glazing ensure comfort.

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











"Three-bedroom home with private gardens, a garage, and driveway parking."

FEATURES

- Modern detached house in Haddington
- Bright accommodation over two floors
- Welcoming hallway with WC
- Generous living room with large window for ample natural light
- Spacious breakfasting kitchen and dining room with garden access
- Three comfortable bedrooms
- Walk-in storage to two bedrooms
- Private front and rear gardens
- Dual-aspect shed/summerhouse
- Private garage and driveway parking
- Gas central heating and double glazing

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360°

CLICK HERE

for a virtual tour of the property

"Three spacious, carpeted bedrooms with built-in storage"







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.







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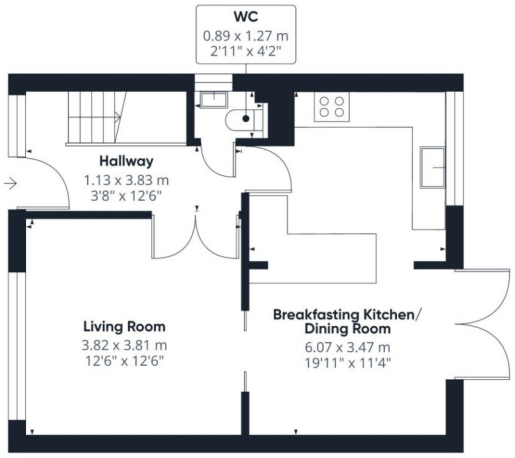
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HOUSE SALES

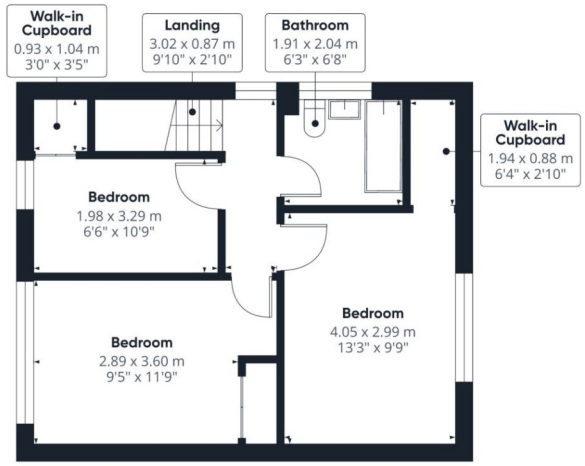
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



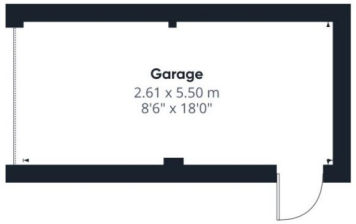
Main Floor Building 1



FLoor Level 2 Building 1



Main Floor Building 2



Main Floor Building 3

GARDEN STIRLING BURNET

Approximate total area(1)

107 m²
1153 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.

PROPERTY STUDIOS

EPC RATING D

COUNCIL TAX BAND E