

28 Letham Mains Holdings

HADDINGTON, EH41 4NW

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Offering excellent scope for modernisation, this three-bedroom bungalow occupies a delightful rural holding, set within extensive mature gardens and surrounded by open countryside on the outskirts of Haddington.

From the hallway, you are led into a bright and spacious south-west-facing sitting room, where French doors open directly onto the garden. Generously proportioned, carpeted, and with a freestanding electric fireplace, this inviting room forms the heart of the home, offering an ideal setting for everyday living and relaxation.

Flowing seamlessly from here, an adjoining south-west-facing dining room provides an excellent space for entertaining or family meals, and leads through to the kitchen. Featuring an enviable AGA, colourful tiled splashback, shaker-style wall and floor units and complementary worktops, the kitchen offers a practical and appealing layout.

Completing the living and reception space, a conservatory enjoys garden access and presents an exciting opportunity for renovation.





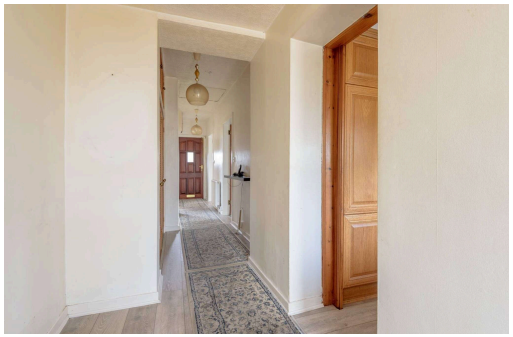
There are three well-proportioned double bedrooms, each enjoying good natural light and offering comfortable accommodation. The south-east-facing principal bedroom further benefits from built-in cabinetry. Completing the layout, the family bathroom is fitted with a bath, separate shower enclosure, WC and washbasin, and would benefit from a degree of cosmetic upgrading.

Externally, the property enjoys a particularly generous garden, providing a wonderful sense of space and privacy. Predominantly laid to lawn, it is complemented by established borders, mature trees and a delightful backdrop of open fields. A private driveway provides convenient off-street parking.

The Property, including the main house, outbuildings and all associated structures, is sold in its current condition and no warranty, representation or guarantee is given by the seller or the selling agents as to its condition, extent, fitness for purpose, state of repair, services, planning status, building warrant compliance or otherwise. Prospective purchasers must satisfy themselves by inspection and from their own professional, legal and technical enquiries as to all matters affecting the Property prior to submitting an offer. Any offer submitted shall be deemed to be made on that basis.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and curtain poles, light fixtures, integrated oven, hob, extractor fan and AGA will be included in the sale. Please note that no warranties or guarantees can be provided regarding the working condition of any kitchen appliances.











PROPERTY FEATURES

- Three-bedroom bungalow
- Generously proportioned south-west-facing sitting room
- South-west-facing dining room
- Well-appointed kitchen
- Conservatory
- Three double bedrooms
- Family bathroom
- Enclosed and extensive mature garden
- Driveway
- Single and double glazing
- Electric heating
- EPC - G
- Council tax band - G
- Tenure - Freehold

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.

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.





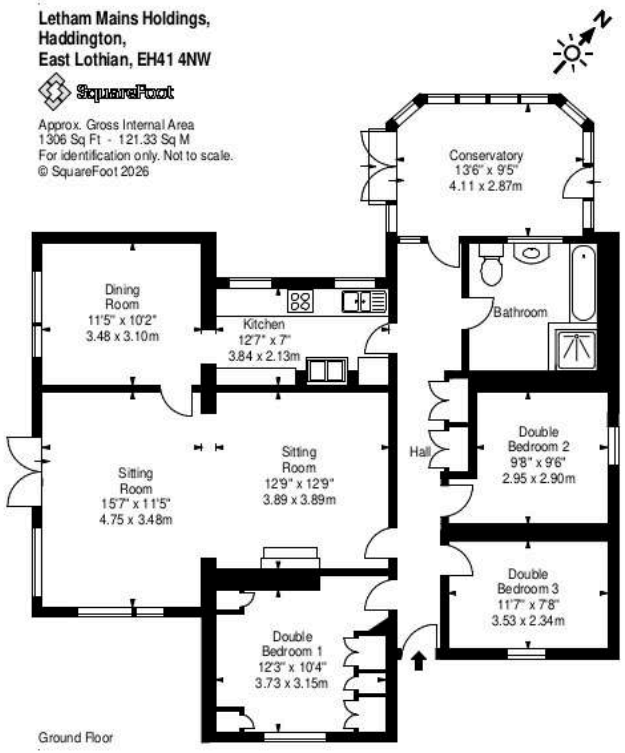










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Please Note:

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.

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