



This is a most appealing DETACHED VILLA, part of a peaceful cul de sac comprising high quality homes in an almost semi-rural setting overlooking mature woodland. The specification and finish is of the highest standards.

Vestibule; Hall: Lounge ; fabulous open plan dining & kitchen; utility/ laundry; large conservatory & toilet. Upstairs to four bedrooms (one with en suite shower room) & Bathroom. Central Heating; Double Glazing; Front lawn & Drive; Garage.

The landscaped gardens to the rear are delightful.

Viewing: call 07776 198 960 (agent).

Offers Over £415,000

Location

The East Lothian market town of Haddington lies some 20 miles east of Edinburgh and is a popular commute to the capital. It is a lively town with a vibrant atmosphere. It boasts a variety of shops, cafes, bistros, restaurants and bars, as well as regular buses; a selection of supermarkets serve the vicinity. Schooling is convenient and highly regarded. So too, is the choice of leisure options: the local Leisure Centre, Swimming Pool, Golf Course and several parks. In recent years the prospect of living in Haddington has proved attractive to many; it is cheaper to buy property and, you get a lot for your money. The lifestyle is appealing and there's all manner of community activities to get involved in. The County is of course famous for its coast and is easily reached in 20 minutes or so.

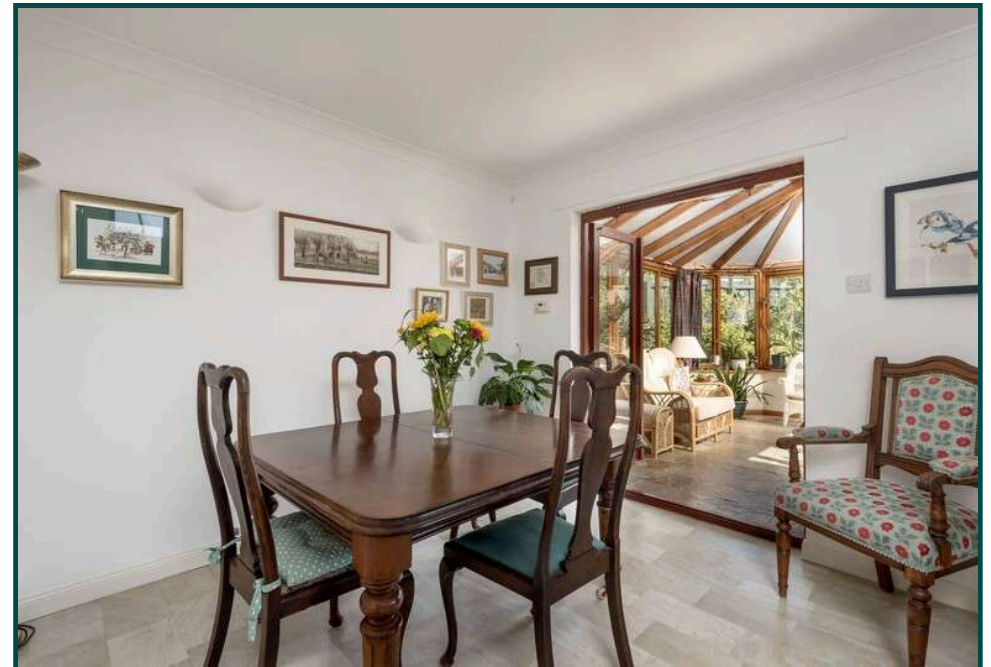
The Property

This property has style, for sure. There are many appealing features, the rooms are well proportioned and arranged over two main floors. The kitchen/diningroom to the rear offers a super space and it opens out to the large conservatory then garden, ideal for entertaining. There's gas central heating, double glazing and integral garage. The rear garden is beautiful and there is a driveway to the front.

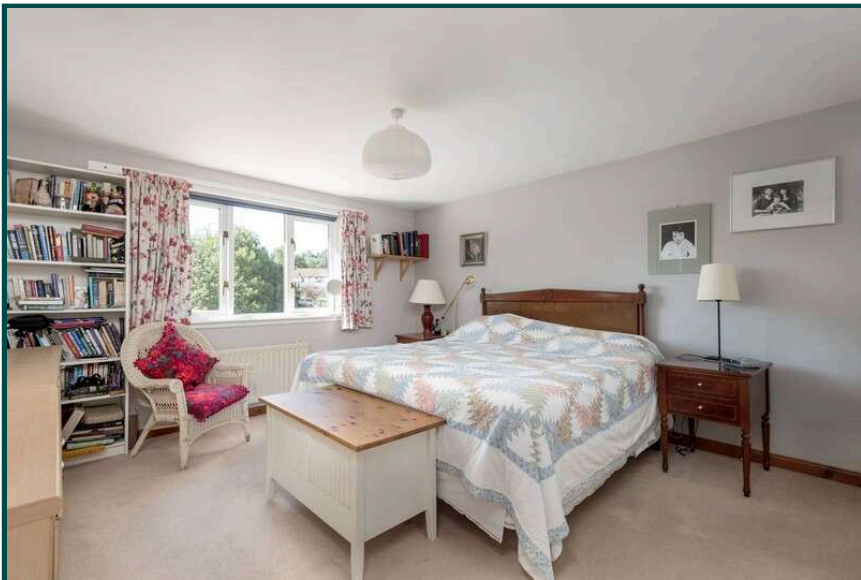
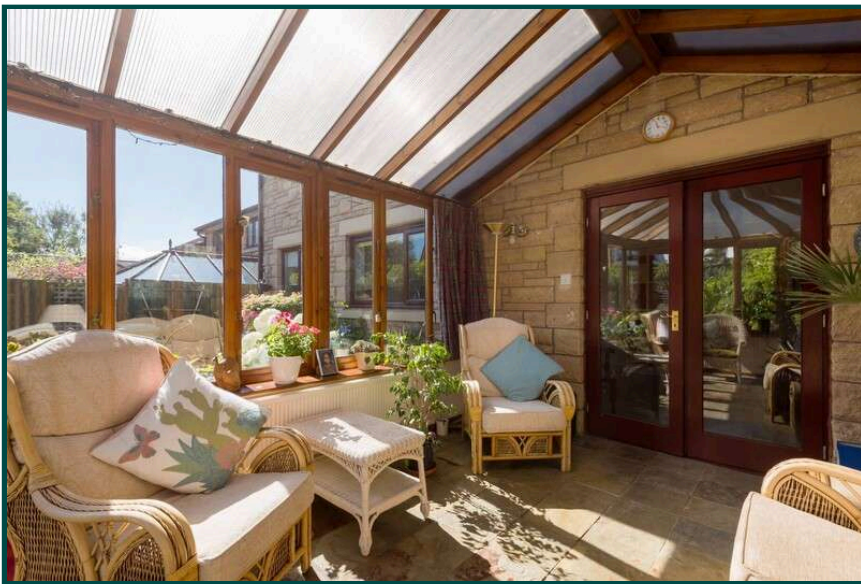
Home Report: A copy can be downloaded via the listing on ESPC.com

Home Report Value: £420,000

EPC rating : C



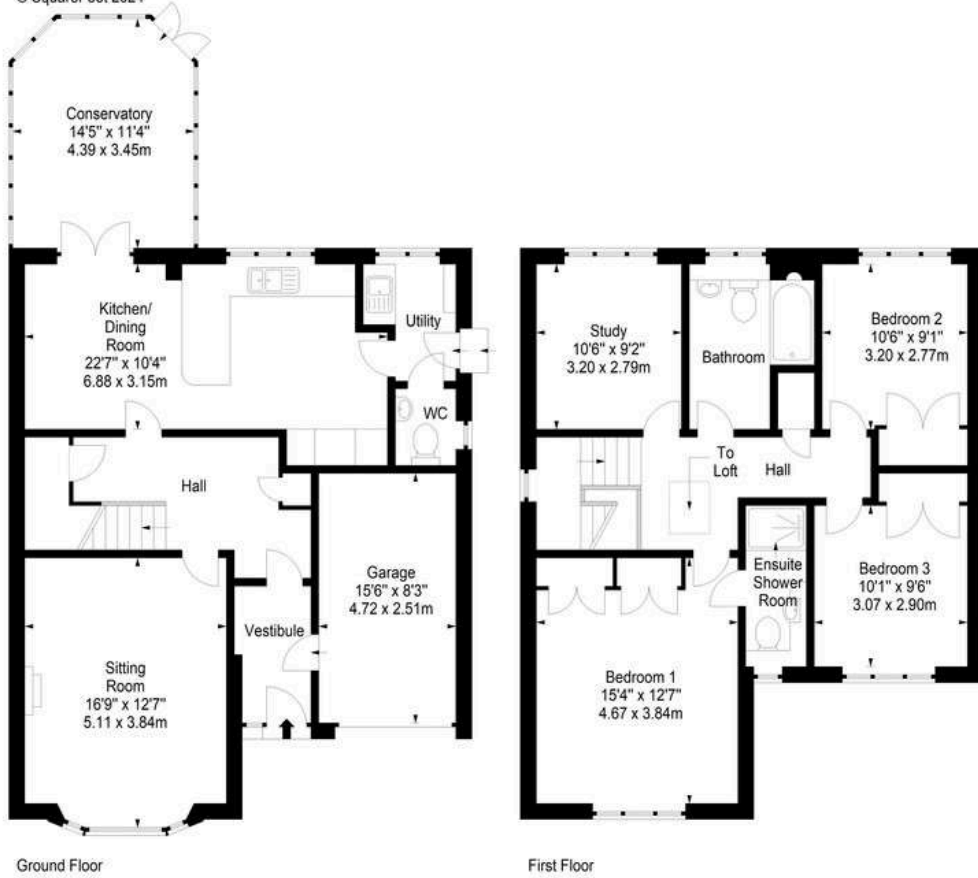




**Knovesley Park,
Haddington,
East Lothian, EH41 3TB**



Approx. Gross Internal Area
1795 Sq Ft - 166.76 Sq M
(Including Garage)
For identification only. Not to scale.
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