



23 Alderston Gardens Haddington EH41 3RY

Detached House

Lounge

Sunroom

Kitchen / Family Room

Four Bedrooms (Two with ensuite shower rooms)

Dining Room

Study

Family Bathroom

Utility Room

Cloakroom/WC

Double Garage

Gardens

Offers over £490,000

Immaculately presented, four bedroom detached house which provides excellent family accommodation. Located in a popular development within easy reach of local amenities.





Location

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and is quietly located within the heart of East Lothian's attractive countryside. The town centre itself enjoys an excellent range of shopping facilities, bars, restaurants, medical/dental and veterinary practices. Educational facilities are available in the town catering for children from nursery age to secondary school with the highly respected Knox Academy. For those seeking leisure pursuits there are delightful walks along the River Tyne, a golf course, thriving rugby club, tennis and bowling clubs together with a sports centre and swimming pool. Haddington offers a variety of local and cultural activities generated by the lively local community.

General Information

A Home Report is available for this property. It can be downloaded from espc.com or requested from Forsyth Solicitors.

The Home Report Valuation is £500,000.

The approximate size is 217m² and it was built in 2005. It is rated EPC C and Council Tax Band G.

The property has mains water, gas, electricity, broadband and phone. There is a gas central heating system with radiators in each room.

Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)



HALL/LANDING

On the ground floor leads into an open plan dining room. Doors lead into the kitchen, sitting room, study and cloakroom. Cupboard. Upstairs doors lead into four bedrooms and the bathroom. Cupboard.

SITTING ROOM

A good sized room with windows over the front garden. Door into sunroom. Fireplace with living flame gas fire.

SUNROOM

Large, comfortable room with windows over the garden. Double patio doors into the garden.

DINING ROOM

Plenty of space for a table and chairs. Window over front garden.

KITCHEN/FAMILY/DINING AREA

A fantastic open plan area giving flexibility to configure as desired. There is a contemporary fitted kitchen of wall and base units with coordinated work-surfaces. Gas hob and double electric oven. Sink with mixer tap. Door into utility room. Patio doors lead into rear garden.

UTILITY ROOM

With wall and base units, sink with mixer tap and plumbing for washing machine. Door leads into the garage.

CLOAKROOM

On ground floor, with wc and wash hand basin.

BATHROOM

With shower unit, bath, wash hand basin and WC. Window to rear of house.

MASTER BEDROOM WITH ENSUITE

Double bedroom with fitted wardrobes. Windows to front and side of house. Door leads into ensuite shower room.

BEDROOM TWO WITH ENSUITE

Double bedroom with window to the front of the house. Door leads into ensuite shower room. Large cupboard / wardrobe.

BEDROOM THREE

Double bedroom with window to front of house. Fitted wardrobes.

BEDROOM FOUR

Double bedroom with window to side of the house. Fitted wardrobes.

STUDY

On the ground floor, with windows to front and side of the house.

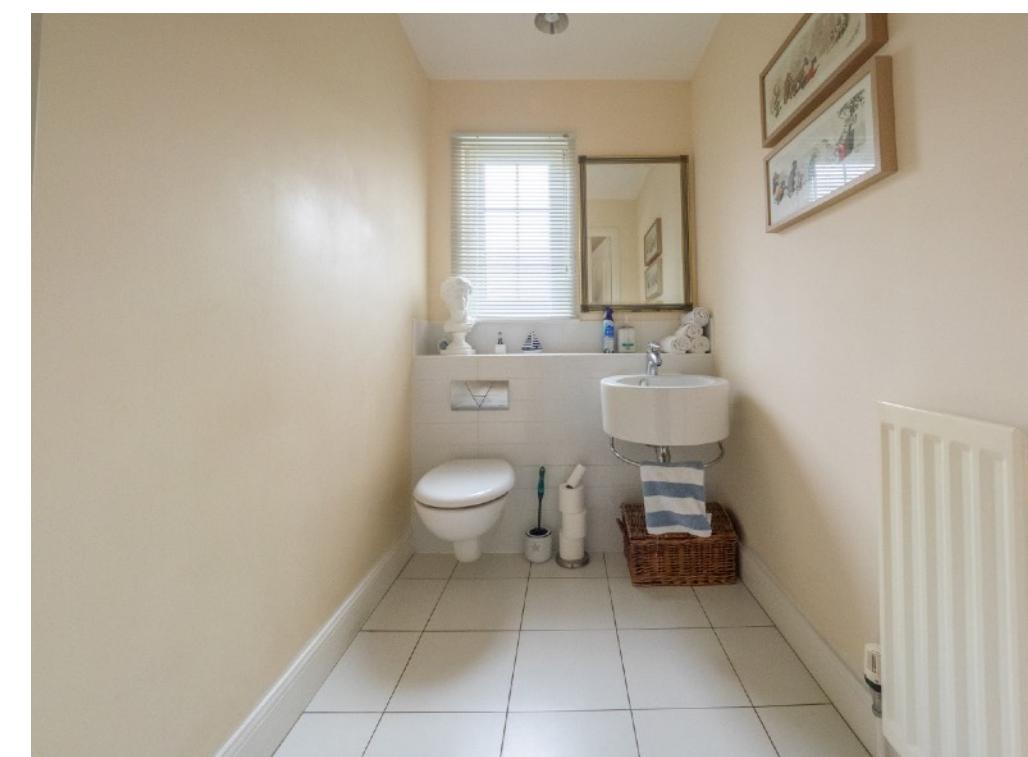
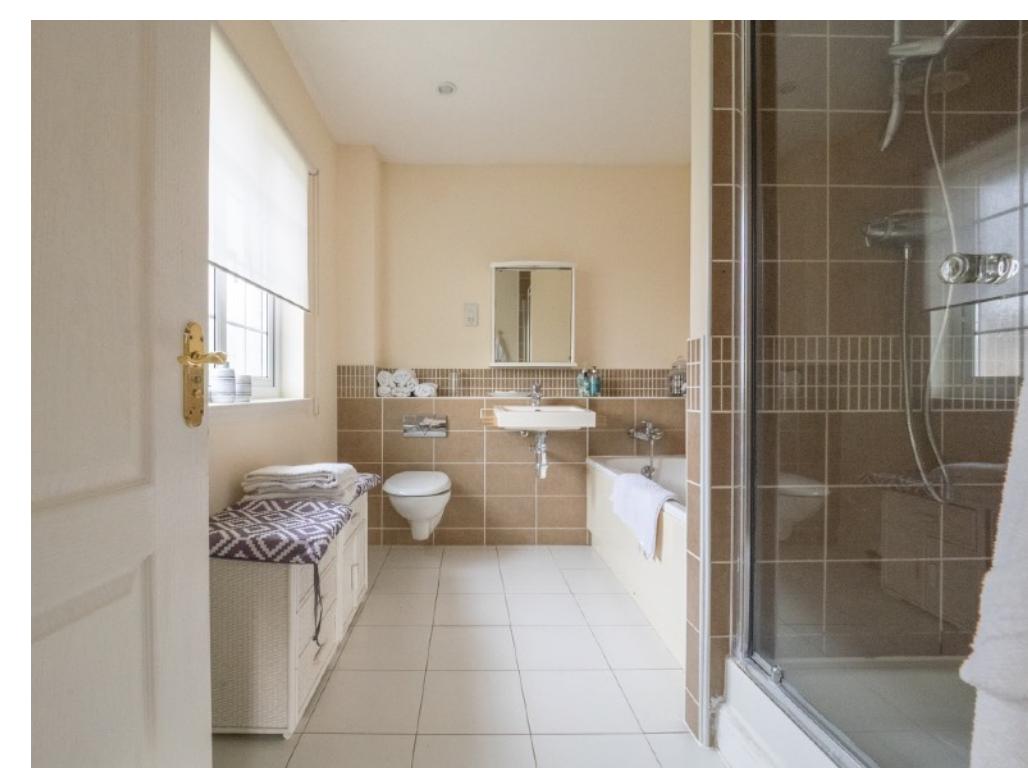
EXTERIOR

The front and rear garden is laid to lawn with mature planting. Driveway. Double garage.















Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

dg@forsythsolicitors.co.uk or call 07757 970 850

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Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and they do not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.