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45 Hope Park Crescent, Haddington, East Lothian, EH41 3AN

Light & Beautifully Presented, Two Bedrooms, End-Terrace Home with Gardens & Driveway

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Property Description

Light, beautifully presented and set on a desirable corner plot, this two-bedroom end-terrace villa offers private gardens and a driveway. Located within a well-established and rarely available residential area of the historic market town of Haddington, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, and a shower room.

Highlights include a quality, fitted kitchen, a stylish modern bathroom, and a powered garden office, adding a further lounge space. In addition, there is double glazing, gas central heating, a feature fireplace for the lounge, and good storage, including a loft.

Externally to the rear, the property boasts a low-maintenance patio garden featuring the garden office, whilst to the front are generous lawns and a driveway.

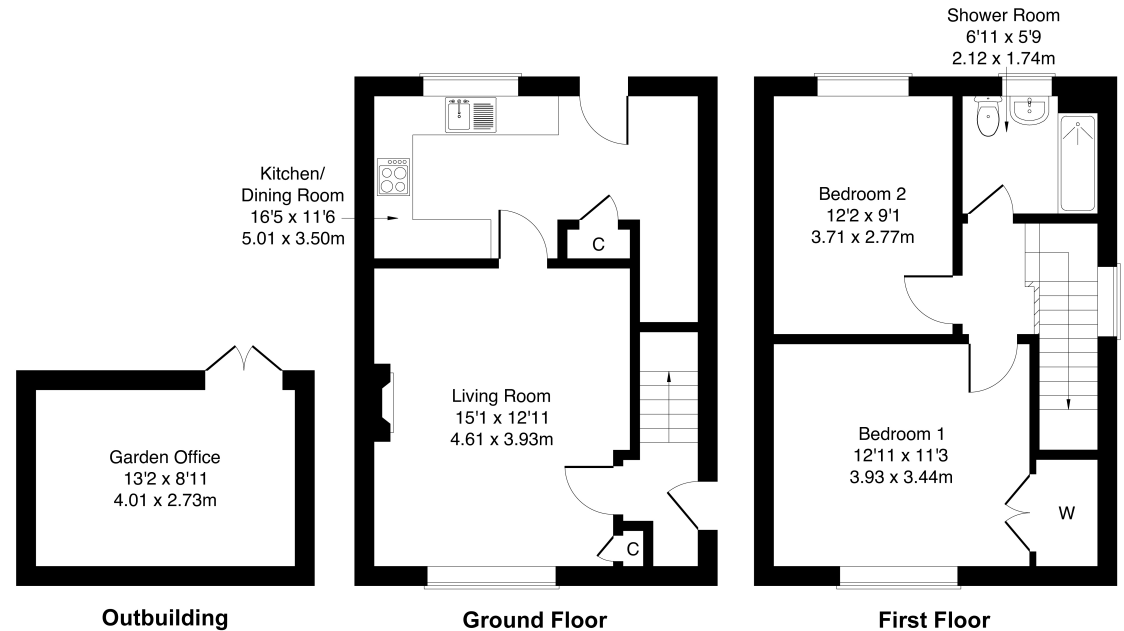
A welcoming entrance hall leads into a bright, front-facing living room, enjoying a south-west aspect that fills the space with natural light. Tastefully decorated and finished with carpeted flooring, the room also features a charming wood mantel with space for an electric stove, along with a useful storage cupboard. Situated off the living room, the stylish dining kitchen is fitted with modern units, wood-effect worktops, and a tiled surround. It includes a sink with a drainer, an integrated oven, a hob, and a dishwasher, as well as a freestanding fridge/freezer and washing machine. The space comfortably accommodates dining furniture, benefits from understair storage, and provides direct access to the garden.

Upstairs, there are two well-proportioned and well-presented bedrooms, both with carpeted flooring. The principal bedroom is particularly spacious and features a built-in wardrobe. Completing the accommodation is a contemporary shower room, fitted with a modern suite including a large cubicle with a rainfall shower, stylish tiled splashbacks, and a ladder-style radiator.



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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Haddington, the historic county town of East Lothian, offers a charming blend of traditional high street and grocery shopping, well-regarded schools across all levels, and a broad range of leisure and recreational facilities. Residents enjoy a modern swimming pool and leisure complex, an 18-hole parkland golf course, numerous sports and social clubs, and various youth organisations. The town

features peaceful riverside walkways and is surrounded by picturesque East Lothian countryside, with the Lammermuir Hills to the south and a beautiful coastline to the north, both easily accessible. Conveniently located just off the A1, Haddington provides easy commuting options to Edinburgh, the Borders, and Northumberland.





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