



Estate Agents and Solicitors

20 Cranston Way, Haddington, East Lothian, EH41 3TJ

Beautifully-Presented & Spacious, Four Bedroom, Detached Family Home

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Property Description

Beautifully-presented and spacious, four bedroom, modern detached family home with private gardens, a driveway, and an integrated garage. Set on a south-facing plot, the property is part of a modern family-orientated development in the historic county town of Haddington, East Lothian.

Comprises: an entrance hallway, living room, dining kitchen, family room, four flexible bedrooms, an en-suite shower room, a family bathroom, and a ground floor WC.

To the front, there is a lawn and mono-bloc double driveway leading to the garage with power and lighting. To the rear, there is a sizeable enclosed garden featuring a lawn, patio and raised flower beds. This modern residential development provides well-maintained communal grounds, green spaces with a network of paths, and additional visitor parking spaces.

The carpeted entrance hallway gives access throughout the ground floor, and offers space for outerwear. Front-facing, a flexible family room offers a potential dining room, study, or even a fifth guest bedroom, while set internally off the hall, a WC is fitted with a modern two-piece suite. Set to the rear, a good-sized living room features French patio doors out to the garden, carpeted flooring, and a central pendant light fitting.

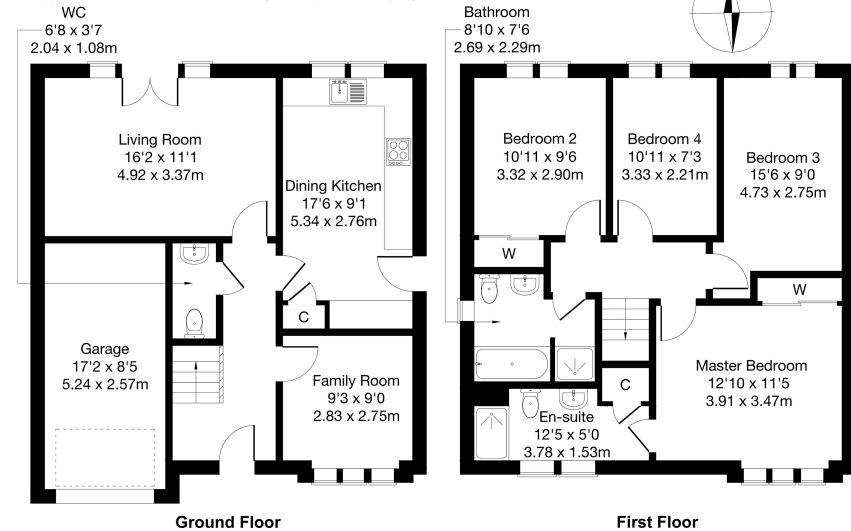
Also rear-facing, the bright kitchen has a side aspect door to the garden, easy-clean wood-effect flooring, space for a breakfast table, and a fitted utility area to the rear including a washing machine. The kitchen includes fitted units, wood-effect worktops with a matching upstand, a sink with drainer, and an integrated fridge/freezer, dishwasher, oven, and a gas hob with a stainless steel backsplash and canopy above.

Upstairs, the master bedroom is set to the front and includes a wall-mount TV point, a built-in wardrobe, and a particularly generous en-suite shower room. Three further flexible bedrooms overlook the rear garden, and include carpeted flooring and pendant light fittings, with bedroom two also including a built-in mirrored wardrobe.

The stylish family bathroom has a side-aspect window and is fitted with a modern three-piece suite, including a showerhead fitting over the bath and tiled splash walls.

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Approximate Gross Internal Area: (1399 sq ft - 130 sq m.)



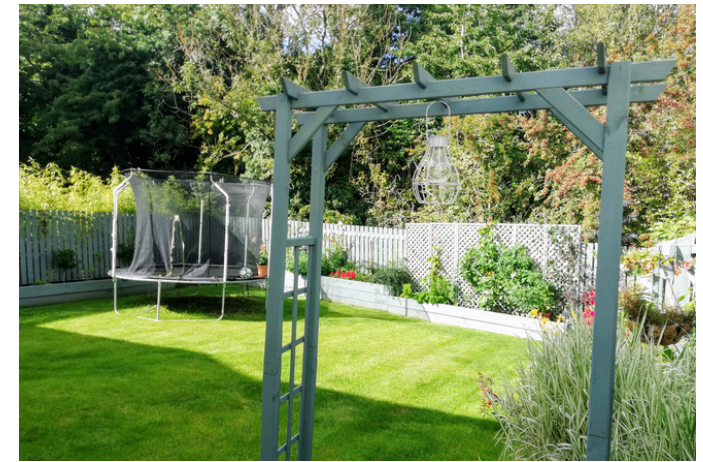
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Haddington is the historic county town of East Lothian, and offers an excellent range of traditional high-street and grocery-store shopping, well-regarded schooling at all levels, and a wide selection of leisure and recreational facilities. These include a modern swimming pool/leisure complex, 18-hole parkland golf course, numerous sports and social clubs, and a variety of youth organisations. There are peaceful riverside walkways,

and the town is surrounded by the rolling East Lothian countryside, with the Lammermuir Hills to the south and a fine coastline to the north, both easily accessible. Located just off the A1, the property lies in a convenient location for easy commuting to Edinburgh, the Borders and Northumberland.





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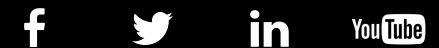
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