



1 Cross Lane

Haddington, East Lothian, EH41 3ER

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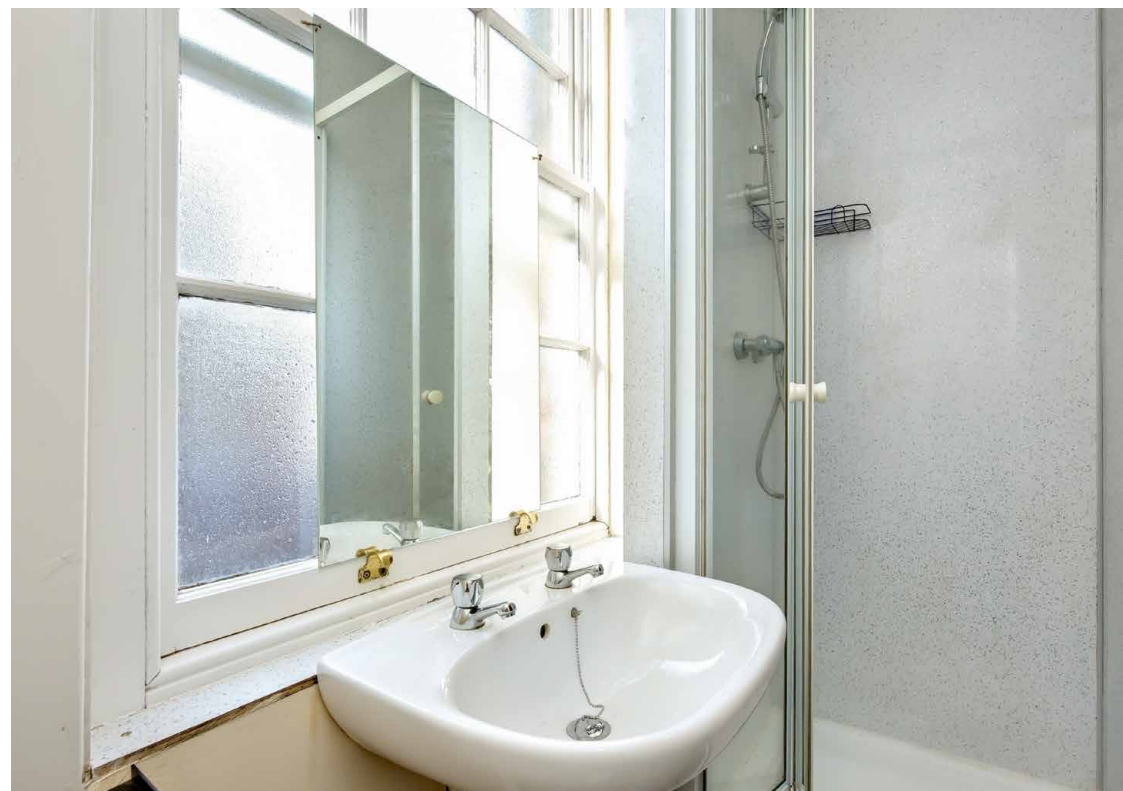


Set in the heart of Haddington, this period main-door double-upper villa is a short walk from the River Tyne, scenic outdoor spaces, local amenities, excellent schooling, and transport links with speedy connections to central Edinburgh. It is sure to appeal to a wide range of buyers, including couples and young families. Now requiring some cosmetic upgrades to unlock its full potential, the charming home comprises a sunny and spacious living room, a dining kitchen, two sun-filled double bedrooms and a shower room.

Extras: All fitted floor and window coverings, as well as light fittings, are included in the sale.

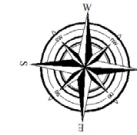
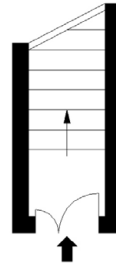
Features

- Double-upper traditional villa in Haddington
- Private main entrance
- Entrance hall with under-stair storage cupboard
- Sunny living room with a fireplace and a press
- Dining kitchen with fitted units
- Sun-filled main bedroom
- Sunny dual-aspect second bedroom
- Three-piece shower room
- On-street parking
- Gas central heating
- Double glazing throughout
- EPC Rating - TBC

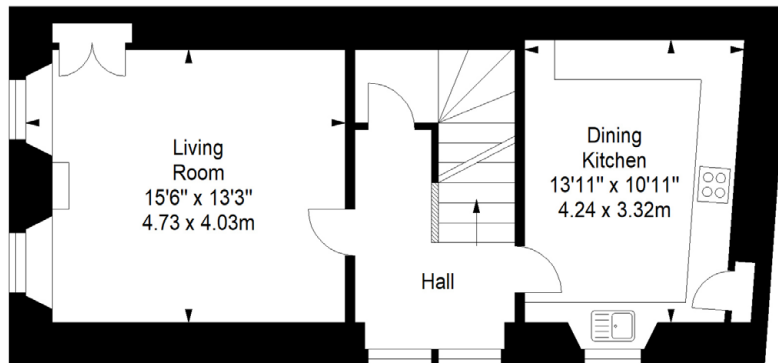


Floorplan

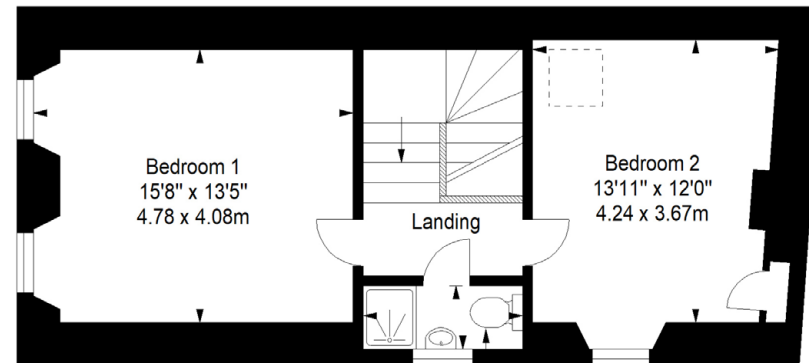
Ground Floor Entrance
Approx. 3.3 sq. metres (35.5 sq. feet)



First Floor
Approx. 45.6 sq. metres (490.9 sq. feet)



Second Floor
Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 95.8 sq. metres (1031.2 sq. feet)

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DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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