



# HUNTERS

RESIDENTIAL



Haddington  
Clerkington, Acredales, Rosehall Place EH41 4NH

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**Offers Around £465,000**

Viewing: By appointment through selling agents on 0131 447 4747

## GENERAL DESCRIPTION

An attractive traditional stone built detached family home located on a sizeable corner plot surrounded by mature well stocked gardens within a quiet cul de sac. The property has generously proportioned accommodation split over two levels which will undoubtedly suit the family buyer comprising: entrance vestibule, warm and welcoming reception hall featuring a unique galleried walkway and understair cupboard/ cloakroom, large lounge with patio doors leading to secluded garden area, integral maple dining kitchen with corian work surfaces, AGA and all the standard appliances, utility room with sink, dining room, generously sized family room, five spacious bedrooms with master having ensuite wet room, study, family bathroom and shower room. Access to the sizeable floored attic/loft area is gained via the upstairs shower room and offers excellent storage facilities. Externally there are private gardens surrounding the property as well as a double mono-blocked driveway leading to a double garage with electric up-and-over doors, light and power. Gas central heating. All carpets, curtains and blinds are included within the sale.

- Entrance Vestibule
- Reception Hallway
- Spacious Lounge with Patio Door to Secluded Garden
- Kitchen with AGA
- Utility Room
- Dining Room
- Family Room
- Five Bedrooms with Master having Ensuite Wet Room
- Study
- Family Bathroom
- Shower Room
- Gas Central Heating
- Private Gardens Surrounding the Property
- Multi Vehicle Driveway leading to Double Garage with Electric Up and Over Door
- Extensive loft/attic space





## LOCATION

The historic market town of Haddington lies approximately 18 miles east of Edinburgh, just off the A1 which is a direct link to the Edinburgh City Bypass and in turn allows easy access to the City Centre, M8, M9, M90 motorway network as well as the Forth Road Bridge and Edinburgh International Airport. The area proves popular with commuters also seeking access to the surrounding towns and villages of East Lothian and the Borders. Haddington enjoys an excellent bus service and trains to Edinburgh are available from Longniddry and Drem. The town centre has a wide and varied range of local shops, a monthly farmer's market and a Tesco supermarket. The large Fort Kinnaird Retail Park is situated approximately 20 minutes away by car. The town has a first class range of sporting and recreational facilities in addition to highly regarded primary and secondary schooling. East Lothian is renowned for its beautiful countryside as well as its numerous golf courses and sandy beaches.

## ACCOMMODATION

LOUNGE	15'4" x 19'2" (4.6m x 5.8m)
KITCHEN	13'5" x 12'2" (4.1m x 3.7m)
DINING ROOM	9'11" x 12'1" (3.0m x 3.6m)
FAMILY ROOM	12'5" x 9'7" (3.7m x 2.9m)
BEDROOM ONE	12'3" x 10'1" (3.7m x 3.2m)
EN-SUITE	
BEDROOM TWO	11'1" x 10'1" (3.3m x 3.0m)
BEDROOM THREE	20'3" x 12'7" (6.4m x 3.8m)
BEDROOM FOUR	12'8" x 13'0" (3.8m x 3.9m)
BEDROOM FIVE	10'8" x 16'2" (3.2m x 4.9m)
STUDY	7'5" x 6'3" (2.2m x 1.9m)
UTILITY	12'7" x 7'6" (3.8m x 2.2m)
BATHROOM	7'6" x 5'6" (2.3m x 1.6m)
SHOWER ROOM	

### Local Amenities

- Council Tax Band – F
- Airport – Approximately 26.8 miles
- Trains – Approximately 18.3 miles to Waverley Railway Station
- Buses – Within walking distance

## NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.





**BRIEF PLAN NOT TO SCALE FOR IDENTIFICATION ONLY**  
 The placement and size of all walls, doors, windows, shutters and fixtures are only approximate and cannot be relied upon as anything other than an indication for guidance purposes only. No representation has been made to the owner, the agent or third parties.







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