



40 Artillery Park, Haddington, EH41 3QA
Offers Over £210,000



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40 Artillery Park enjoys a peaceful setting just moments from the well-served High Street of the highly sought-after market town of Haddington.

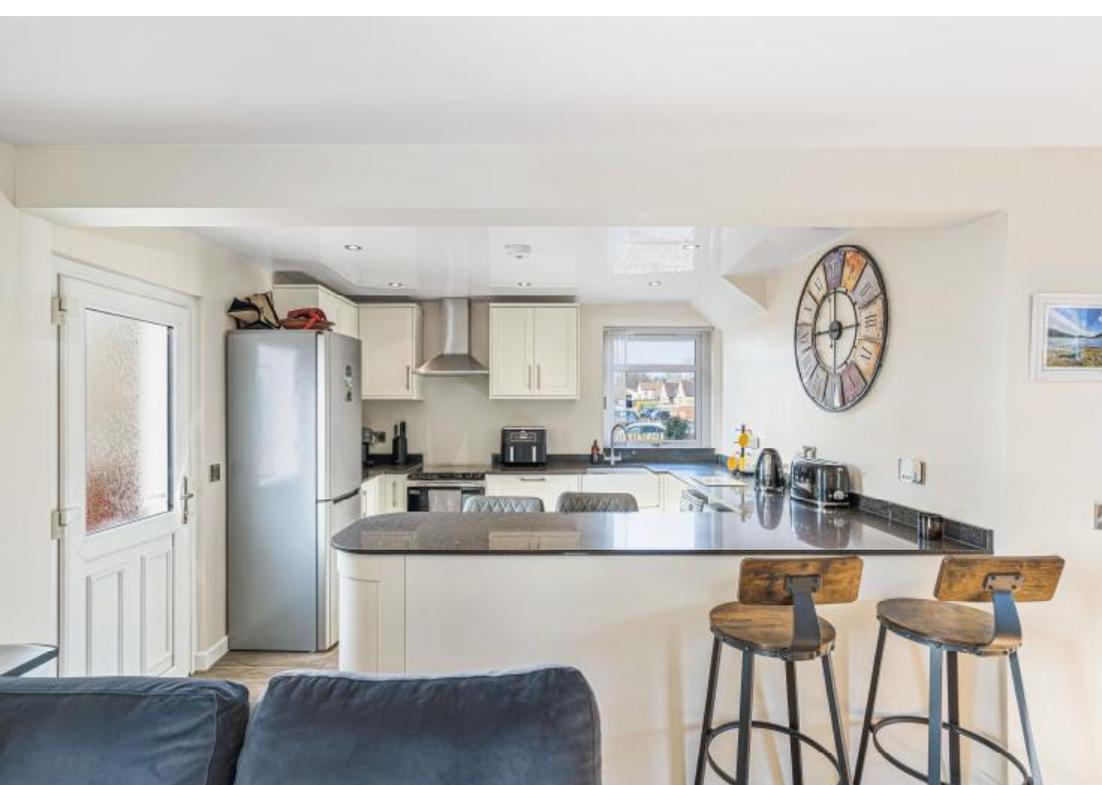
This beautifully presented end-terrace home offers bright, well-proportioned accommodation with an attractive outlook.

The ground floor comprises a welcoming entrance hallway with useful storage, and an impressive open-plan living and kitchen area featuring dual-aspect windows that flood the space with natural light.

The contemporary kitchen is fitted with stylish base and wall units, complemented by a breakfast bar, and provides direct access to the south-facing rear garden.



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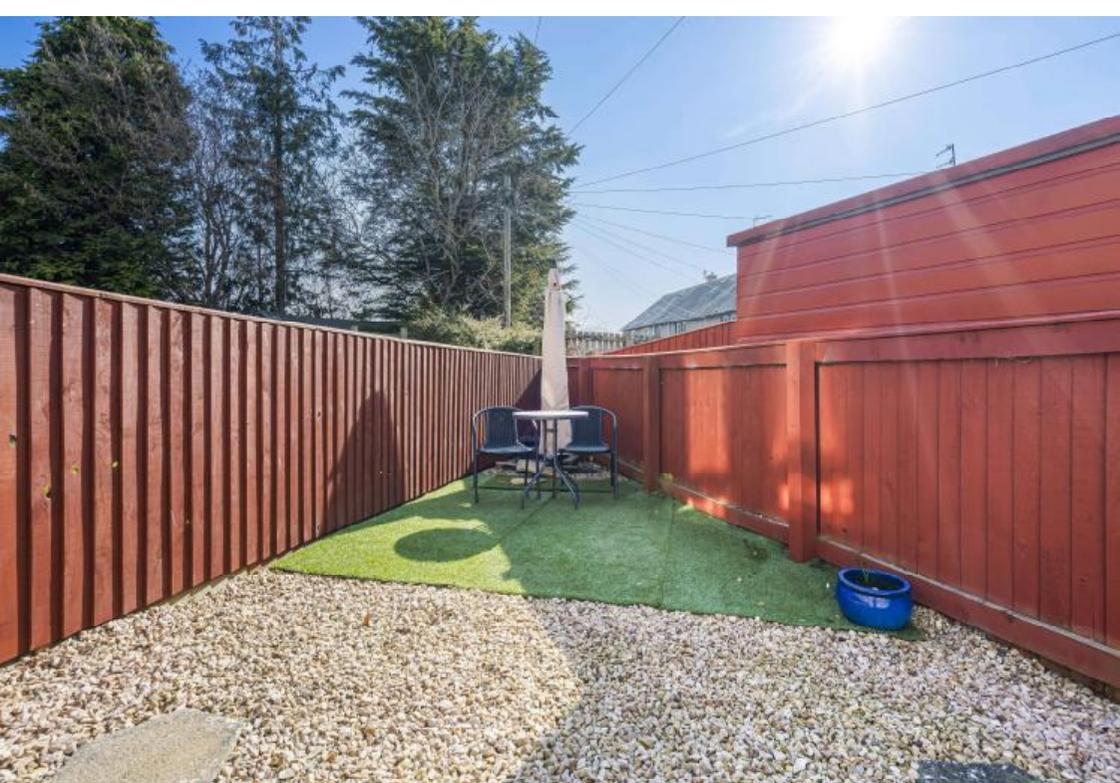


Upstairs, the property offers two well-appointed bedrooms, including a principal bedroom with fitted wardrobes. A sleek and modern bathroom completes the accommodation, featuring a generous walk-in shower, WC, and wash hand basin.



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Externally, the property benefits from a private, south-facing rear garden designed for low maintenance, while to the front there is a neatly presented garden and a substantial driveway with space for up to three vehicles.



Further benefits include double glazing throughout, gas central heating, a recently installed Worcester boiler (February), and freshly painted exterior stonework, enhancing the home's overall kerb appeal.



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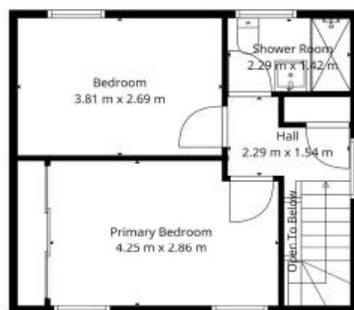
**40 ARTILLERY PARK
HADDINGTON, EH41 3QA**
Approx. Gross Internal Area:
753.474 Sq Ft (70 Sq M)



For identification purposes only. Not to scale.



Ground Floor



1st Floor

Haddington is a highly regarded and sought-after market town in East Lothian, renowned for its historic charm, attractive architecture, and strong sense of community. The town centre offers an excellent range of amenities, including a variety of independent shops, cafés, restaurants, and local services, together with larger supermarkets and well-regarded schooling for all ages.

Leisure and recreational opportunities are well catered for, with scenic riverside walks along the River Tyne, a selection of golf courses nearby, and easy access to East Lothian's beautiful coastline and countryside. The town also benefits from a range of sports facilities and community clubs, making it particularly appealing to families and professionals alike.

Haddington is ideally positioned for commuting, with excellent transport links providing swift and convenient access to Edinburgh by both road and public transport. This combination of accessibility, excellent amenities, and picturesque surroundings makes Haddington an exceptionally desirable place to live.

Get in touch



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Misrepresentations

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