

# 32 Chalybeate

HADDINGTON, EAST LOTHIAN, EH41 4NX



*Two-bedroom end terrace with outstanding outdoor living space*



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This beautifully presented two-bedroom end terrace house on Charlybeate, Haddington, is brought to market in true walk-in condition and offers stylish interiors alongside exceptional outdoor entertaining spaces.

# THE LIVING ROOM



Step into the entrance vestibule and continue through to the bright and welcoming living room, where large windows flood the space with natural light.

# THE KITCHEN



To the rear, the modern kitchen is impressively appointed with an electric hob, oven, microwave, drinks fridge, plate warmer, fridge, and ample worktop and storage space, perfect for both everyday cooking and entertaining. Beyond the kitchen, a charming conservatory provides a delightful space for summer dining or a relaxing retreat overlooking the garden.



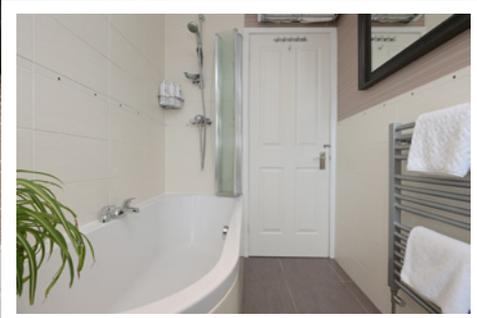
# THE CONSERVATORY



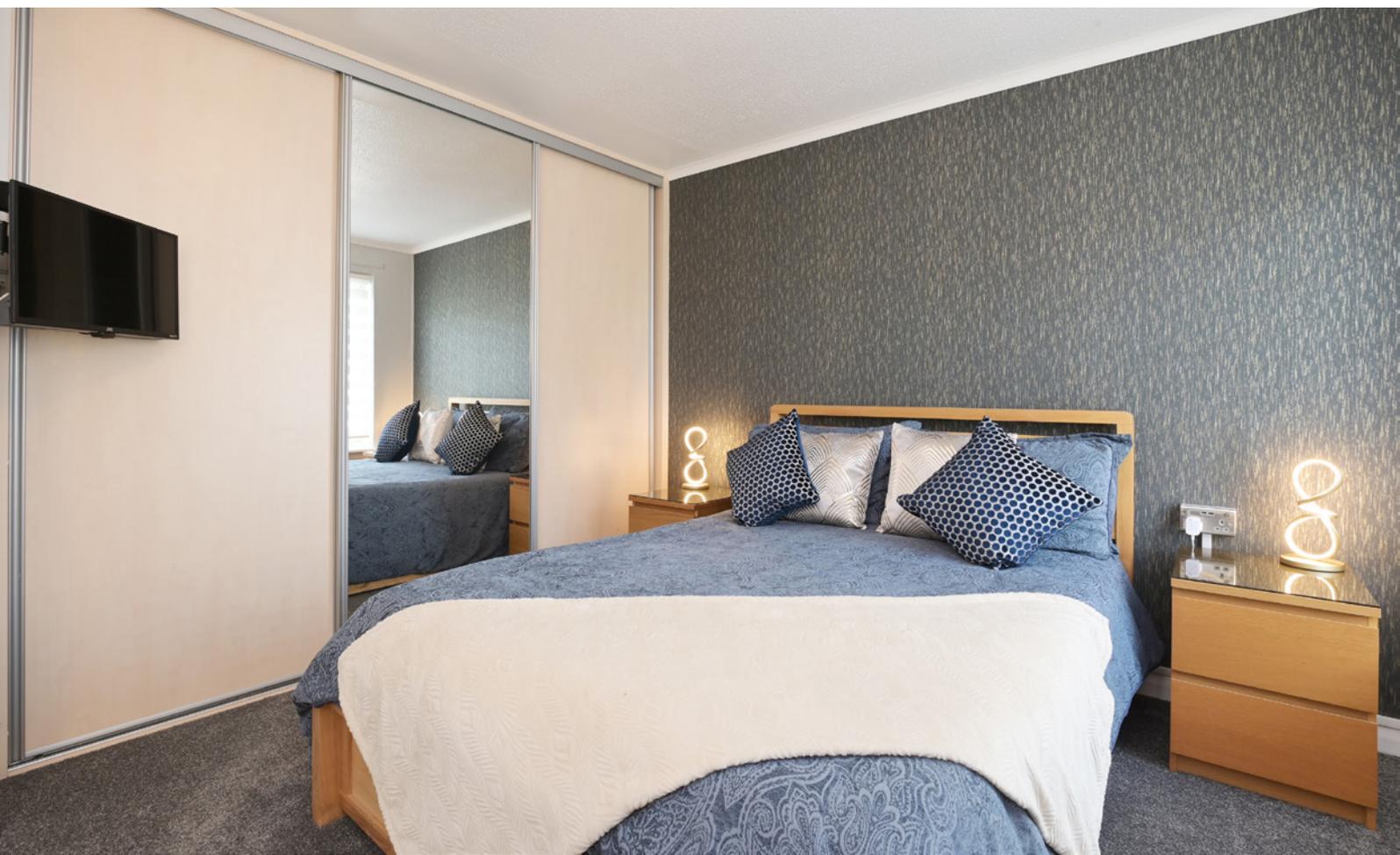


Upstairs, the home boasts two generous double bedrooms. The principal bedroom features a large integrated wardrobe, while the second benefits from built-in storage. A stylish three-piece family bathroom suite completes this level.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



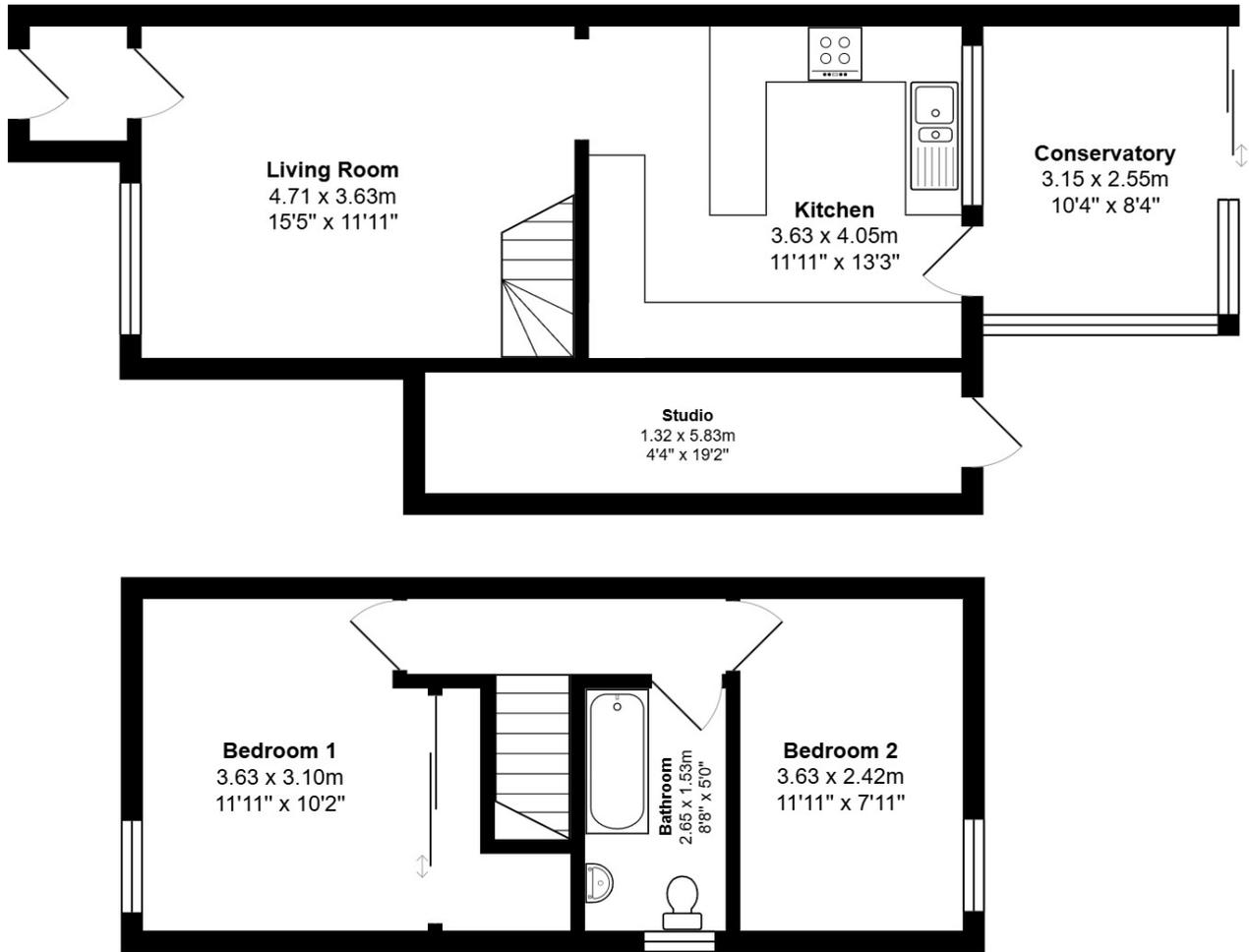
Externally, the property truly excels. The landscaped gardens are designed with entertaining in mind, featuring multiple outdoor structures including a studio space down the side of the house, a covered hot tub area, and a covered bar/BBQ zone, ideal for hosting all year round. The property has its own single garage and on-street parking is also available.

This is a rare opportunity to secure a turnkey home with so much to offer, both inside and out, in the popular market town of Haddington.

# EXTERNALS

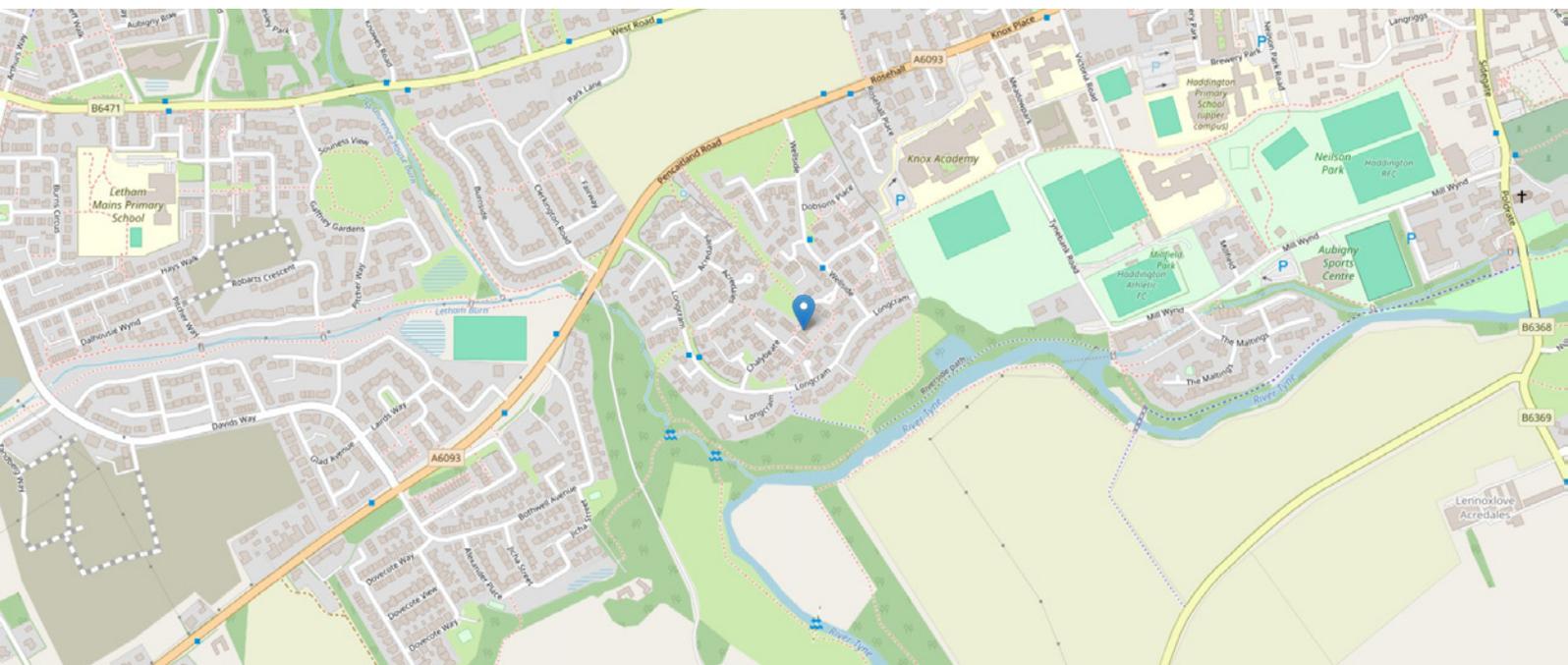


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> | EPC Rating: C



# THE LOCATION

The historic market town of Haddington lies on the River Tyne, approximately 18 miles east of Edinburgh and situated in the heart of East Lothian's attractive countryside. The town itself offers an excellent range of local shops, a sports centre with a swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a wide range of social and cultural activities generated by the lively local community, including concerts in the magnificent 14th-century St Mary's Parish Church.





Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh City Centre and surrounding towns and villages, including the coastline.



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