

# 1 Templedean Crescent

HADDINGTON, EH41 3LT



*This two-bedroom semi-detached house has a corner position with a large wrap-around garden and would make an ideal starter home for a couple or a young family.*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this two-bedroom semi-detached house to the market. The property has a corner position with a large wrap-around garden and would make an ideal starter home for a couple or a young family.

# THE LIVING ROOM



Internal accommodation is focused on a spacious living room that has a bright dual aspect, neutral décor, and plenty of space for a variety of different furniture arrangements. The new owner will have plenty of flexibility as they begin to create their ideal entertaining space. The kitchen is accessed from the living room and overlooks the rear garden. There is a range of base and wall-mounted units arranged around free-standing appliances.

# THE KITCHEN



# THE BATHROOM



The ground floor also houses the bathroom, which is tiled and has a three-piece white suite with a shower over the bath. Climbing the stairs, the first-floor landing gives access to two large double bedrooms and a loft space for additional storage.



# BEDROOM 1



# BEDROOM 2



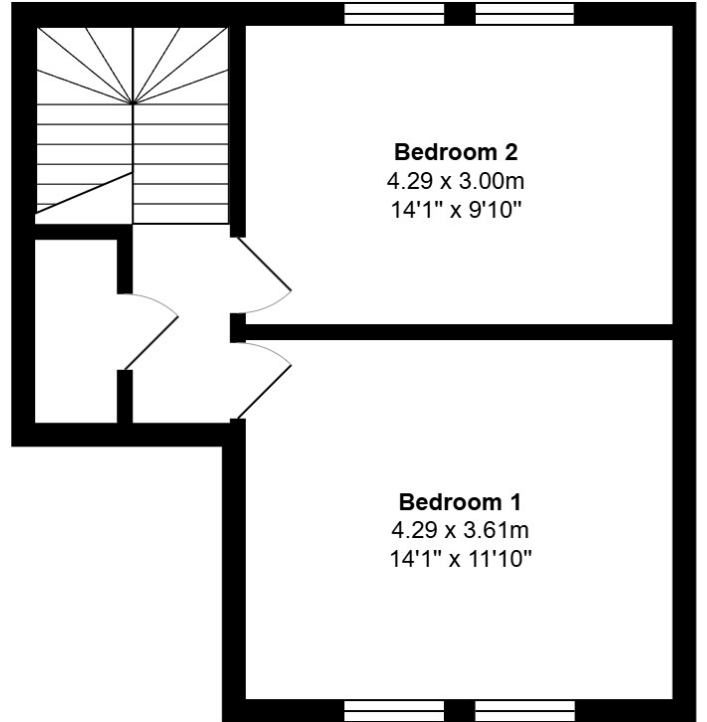
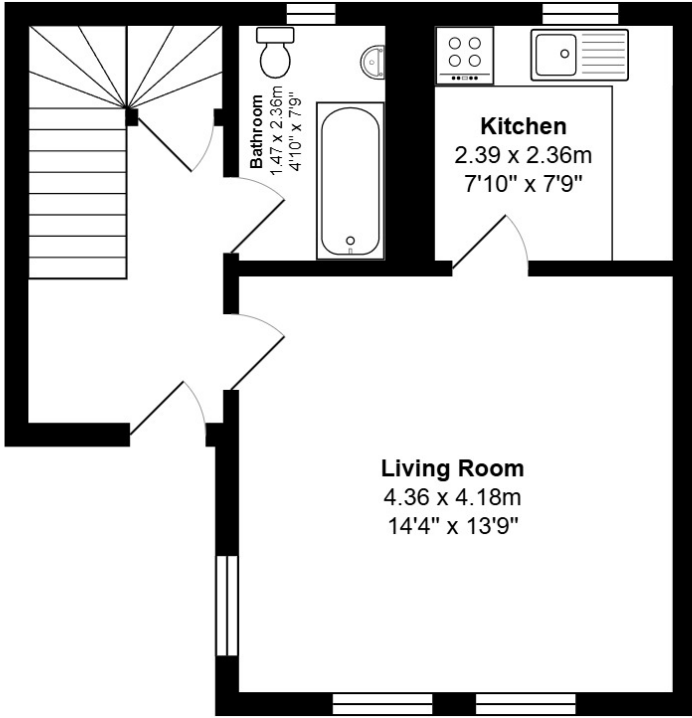
For extra warmth and comfort, the property boasts gas central heating and double glazing, which was completely replaced in recent years.

Early viewing is highly recommended.

# EXTERNALS

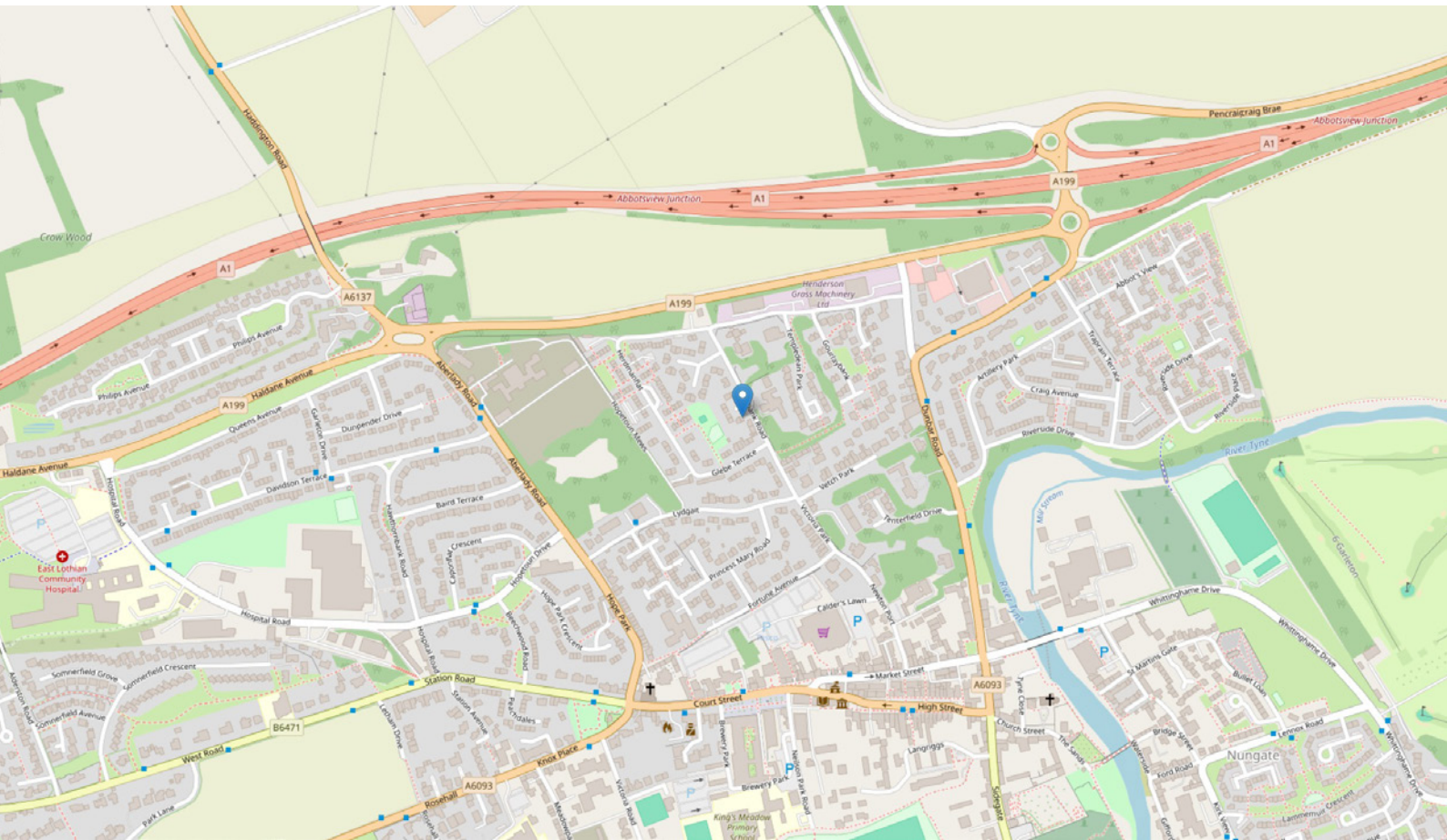


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup> | EPC Rating: D





# THE LOCATION

The historic market town of Haddington lies on the River Tyne approximately eighteen miles east of Edinburgh and is 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 broad 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 readily available via the A1. The A1 expressway to Dunbar also provides easy access to the south. Access to Edinburgh is via the A1, taking approximately thirty minutes to drive and there are train facilities at nearby Drem and Longniddry Stations and a frequent bus service. There are excellent public transport services to and from Edinburgh city centre and surrounding towns and villages, including the coastline.

There is good local schooling at primary and secondary levels, and private education is available at the Compass School as well as at Loretto in Musselburgh, in East Lothian, and some other prestigious private schools in Edinburgh itself, including Fettes College. Within a five-minute walk, the property has access to all of the town's amenities, including the excellent primary and secondary schools, shops, tennis courts, and a sports centre which has a swimming pool.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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