



Ardochart, Mitchell Hall Brae, Haddington, East Lothian, EH41 4LB

Charming four bedroom detached family home with generous garden grounds, driveway, and detached garage.

URQUHARTS
EDINBURGH



DESCRIPTION

Ardochart is a charming four bedroom detached villa with generous garden grounds, driveway, and detached garage, peacefully situated within a rural setting with views towards the Lammermuir Hills and beyond. Superbly situated in the desirable East Lothian market town of Haddington with excellent local amenities and schools and a convenient commuting distance to Edinburgh and further afield.

Entrance vestibule and utility room; inner hallway; bright and spacious open plan living room / dining room with wood-burning stove and patio door access to the garden; modern fitted kitchen with wall and base units and integrated appliances; double bedroom one; and a bathroom with three-piece suite. On the upper level, three further double bedrooms, one currently used a home office with access to a roof patio offering stunning views; and a second bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Four double bedrooms. Two Bathrooms. Utility room.

LPG gas central heating and hot water cylinder. Double glazing. Well-maintained private front and rear gardens mainly to lawn with tiered sections, patio area, and garden shed/greenhouse. Private driveway and detached garage with electric door. Private septic tank. Solar panels.

LOCATION

Haddington is a charming historic market town located in the picturesque county of East Lothian, lying approximately 15 miles east of Edinburgh. It is ideally located for easy access to the A1 motorway linking to the Edinburgh City By-pass and major motorway networks. There is a wide range of local shops and services including Aldi and Tesco supermarkets, banks, post office, medical practice, and dental surgery. There are well-regarded





public and private schools in the area, and several leisure and recreational activities including the Aubigny Sports Centre with swimming and fitness, golf course, parks, tennis court, and the John Gray Centre with museum and library nearby. Pleasant walks can be taken along the nearby River Tyne and countryside. Regular public transport services operate to Edinburgh City Centre and surrounding areas.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

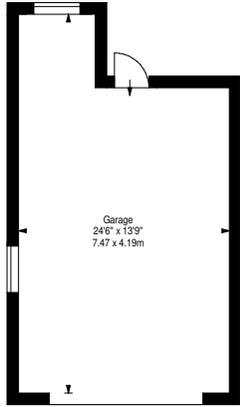
The property has an Energy Rating Category **E**



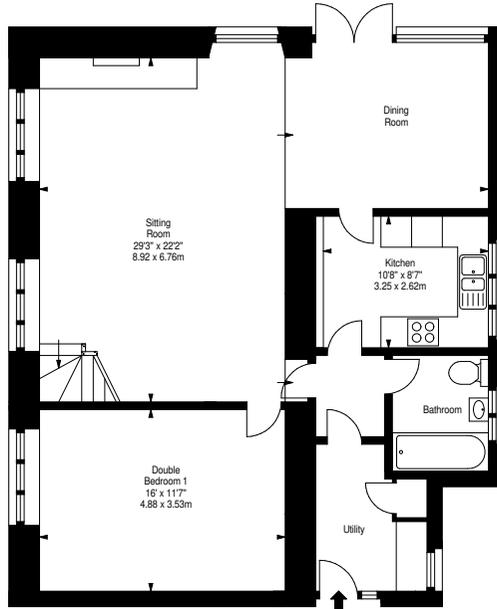
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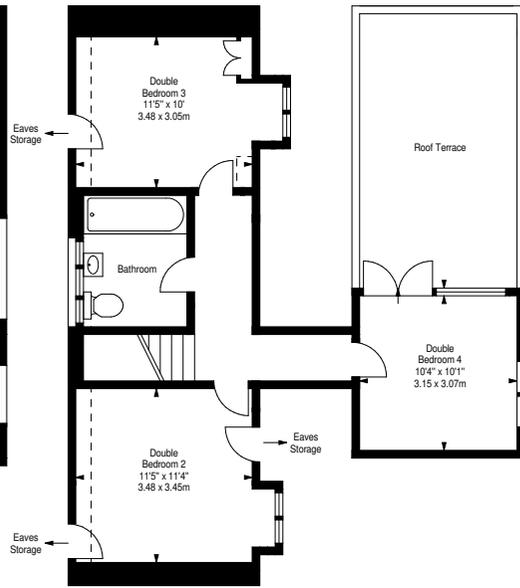
Approx. Gross Internal Area
1515 Sq Ft - 140.74 Sq M
Garage
Approx. Gross Internal Area
295 Sq Ft - 27.41 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Garage



Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.