



11 Kerr Loan
HADDINGTON | HADDINGTON | EH41 3DZ


warners
solicitors & estate agents



11 Kerr Loan

HADDINGTON | HADDINGTON | EH41 3DZ

Warners are delighted to present this stunning, modern four-bedroom detached family home boasting private gardens and integral garage, offering well planned and spacious accommodation over two levels in the ever popular town of Haddington. This beautiful home has been decorated to a high standard and is offered to the market in true move-in condition. The light and spacious living room to the front of the property is well-sized and lets in plenty of natural light, double doors open into the rear dining room which enjoys views to the garden. The contemporary kitchen/breakfast room has ample room for dining furniture and comes with cabinet floor lighting, integrated appliances for modern living, and French doors that give direct access to the private rear garden. Upstairs, the principal bedroom benefits from both ensuite and built-in wardrobes. The bedrooms 2 & 3 also boast an ensuite Jack and Jill and is one further double bedroom. There is a WC off the welcoming hallway and a modern family bathroom completes the accommodation internally. The property further benefits from gas central heating, double glazing, solar panels and EV charging point. Viewing is essential to appreciate everything that this fantastic home has to offer.

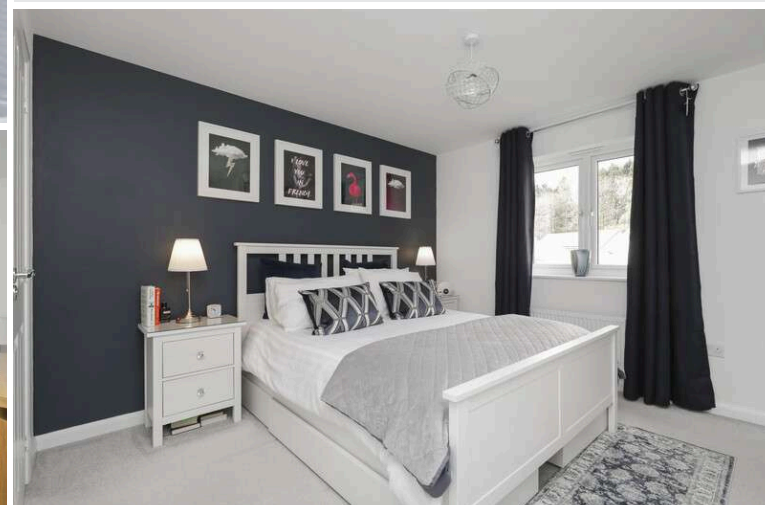
- Four-bedroom, detached modern home
- Light and spacious living room, double doors lead to the
- Dining room which enjoys views to the rear garden
- Contemporary and well-equipped kitchen/breakfast room with modern integrated appliances, storage cupboard and French doors to rear garden
- Principal bedroom with ensuite and built in wardrobes
- Bedroom 2 & 3 with ensuite Jack and Jill
- One further double bedroom
- Modern family bathroom with stylish three piece suite
- Private front & rear gardens, the rear is mainly laid to lawn with two separate patio areas, making it perfect for outdoor entertaining and al fresco dining.
- Downstairs WC
- Integral single garage
- Private driveway which can accommodate two cars
- Gas central heating and double glazing
- EV charging point
- Solar Panels

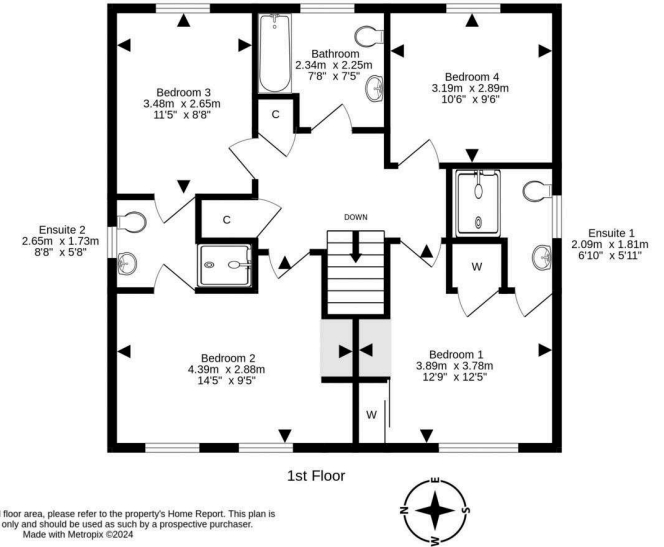
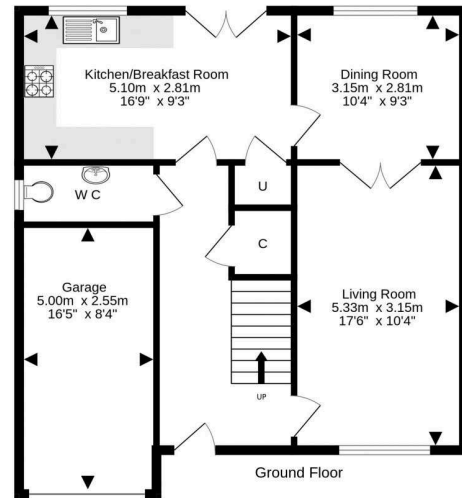
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances as well as blinds and light fitting will be included in the the sale of the property. EPC: B

The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green, in addition to a variety of clubs and organisations to cater for adults and children alike. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc