



Solicitors & Estate Agents





Offers Over

**£500,000**

## 22 Moncrieff Walk

Haddington | EH41 3DE

This exceptionally appealing, double-fronted detached villa forms part of a popular modern development, enjoying superb location in the picturesque East Lothian town of Haddington. Perfect for the growing family, the property is well presented throughout and offers highly flexible accommodation, ideally suited to those juggling family life with working from home.

-  5 bedrooms
-  3 public rooms
-  2 bathrooms
-  Driveway and double garage
-  Private front and rear garden
-  EPC rating – C
-  Council tax band- G



## Description

The internal space briefly comprises: welcoming hallway with stair to the upper level, convenient downstairs WC and ample built-in storage, bright and generously proportioned dual facing reception with carpeted floor, coving to ceiling, focal fireplace and French doors leading directly out to the rear garden, versatile front facing sitting/family room which would also work well as an office/guest bedroom, dining kitchen which acts as a wonderful hub of the house and has been fitted with an excellent variety of attractive contemporary units with coordinated worktops, tiling to splash areas and high quality flooring, utility room, spacious principal bedroom with fitted wardrobes and en-suite bathroom, three further good sized double bedrooms, study/bedroom 5, and family bathroom with modern three piece white suite, separate shower enclosure, heated rail and tiling to splash areas.

Further features include a ground floor ceiling height of 2.68m, oak veneer doors throughout, underfloor electric heating in the kitchen/dining room and en-suite bathroom, and gas central heating with HIVE dual zone wireless control.



## Extras

All blinds, light fittings (apart from those in the principal bedroom and main reception room), integrated appliances and floor coverings will be included. The hot tub is available via separate negotiation.

## Garden and Parking

There is a neat low maintenance area of garden ground to the front of the house, together with an extensive driveway and double garage, with electric doors, to provide superb off-street parking/overspill storage. To the rear of the building is a substantial west facing garden which comprises areas of lawn and paved patio with hedgerow border. The summer house will also be included in the sale.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

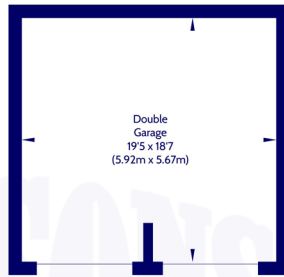
The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels.



Approx. Internal Area 171.03 Sq M / 1841 Sq Ft.

© www.planography.co.uk 2024

Not to scale. For identification only.

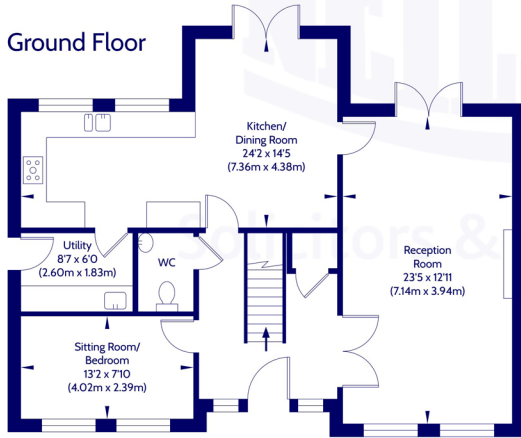


Double  
Garage  
19'5 x 18'7  
(5.92m x 5.67m)



Summerhouse  
7'1 x 6'6  
(2.16m x 1.97m)

## Ground Floor



Kitchen/  
Dining Room  
24'2 x 14'5  
(7.36m x 4.38m)

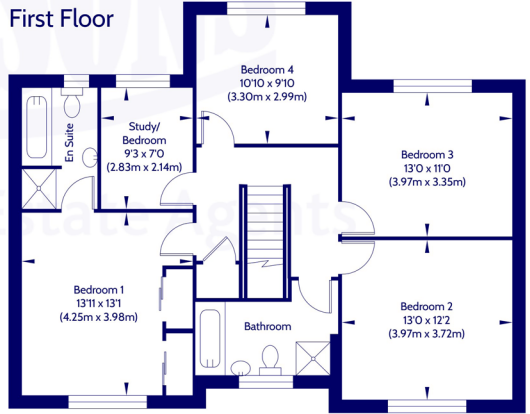
Utility  
8'7 x 6'0  
(2.60m x 1.83m)

WC

Sitting Room/  
Bedroom  
13'2 x 7'10  
(4.02m x 2.39m)

Reception  
Room  
23'5 x 12'11  
(7.14m x 3.94m)

## First Floor



Bedroom 4  
10'10 x 9'10  
(3.30m x 2.99m)

Study/  
Bedroom  
9'3 x 7'0  
(2.83m x 2.14m)

Bedroom 3  
13'0 x 11'0  
(3.97m x 3.35m)

En Suite

Bedroom 1  
13'11 x 13'1  
(4.25m x 3.98m)

Bathroom

Bedroom 2  
13'0 x 12'2  
(3.97m x 3.72m)

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

