



## 16 MONCRIEFF WALK

*Haddington, East Lothian, EH41 3DE.*







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**An immaculate 5-bedroom family home, with integral garage and private rear garden, within walking distance of Haddington's amenities and commuting distance of Edinburgh.**

Longniddry 5 miles, Edinburgh 17 miles, Edinburgh Airport 26 miles  
(All distances are approximate).

### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Sitting Room, Open Plan Kitchen – Dining Room, Utility Room, Cloakroom and Cupboard.

**First Floor:** Principal Bedroom with En Suite Bathroom, Three Double Bedrooms, Study/Single Room and a Family Bathroom.

**Garden:** Secure private rear garden, predominantly laid to lawn, with raised flower bed.

**Garage:** Integral single garage with electricity.

**About: 0.06 Acres**



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### Situation:

The county town of Haddington is the historic seat of power for East Lothian and remains today the centre of local government and administration with a population of around 10,000. There is first class local shopping with a large central Tesco supermarket, and an Aldi supermarket at the new Haddington Retail Park. A number of independent retailers, cafes and restaurants in the town cater for most needs and tastes. Within easy walking distance along the river is Haddington's main leisure centre, while The Compass, a private preparatory school, two further primary schools and Knox Academy High School are all close by within the town. East Lothian's superb beaches are easily accessible by car, while the nearby Lammermuir Hills provide excellent walking and cycling opportunities. Golfers are spoilt for choice with links courses at North Berwick, Gullane and Dunbar, and a range of inland courses including Archerfield and Gifford. Haddington itself boasts two 9-hole courses. Haddington enjoys fast and easy access to Edinburgh, some 17 miles away, via the A1 dual carriageway. A commuter rail service is available from Longniddry or Drem, both approximately 5 miles away, while Dunbar provides a fast train service to Kings Cross. There are also a number of direct bus services from Haddington to Edinburgh.

### Description:

16 Moncrieff Walk is a delightful 5-bedroom family home set back from the main road, with parking space for two cars in front of the single garage. The house has a partial stone and render façade sitting under a tiled roof and offers comfortable and modern accommodation over its two floors

The front door opens to a welcoming entrance vestibule, giving access to the principal rooms on the ground floor. A spacious sitting room has an open outlook to the front garden and beyond. To the rear of the property is a beautifully appointed open plan kitchen-dining room, the kitchen area has a range of wall and base mounted units and a raised breakfast bar. Modern appliances include an integrated oven with four ring gas hob, dishwasher and basin overlooking the rear garden. The dining area has ample space for a dining table and chairs and benefits from beautiful views over the rear garden, with double doors opening out to the garden. From the kitchen a door opens to a useful utility room which is plumbed for a washing machine, with a back door opening to the side of the





house, providing access to the front of the house and rear garden. Completing the accommodation on the ground floor is a cloakroom with wc and basin and a spacious storage cupboard.

Returning to the entrance hall, stairs ascend to the first floor and landing giving access to the principal bedroom with en suite bathroom, three further double bedrooms, a study/single room and a family bathroom.

**Garden:**

The rear garden is a generous size, predominantly laid to lawn and with a raised flower bed. Access from the side of the house provides ample space for a garden shed.

**Garage:**

Single garage with electricity.

**GENERAL REMARKS AND INFORMATION:**

**Fixtures and Fittings**

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

**Services**

Mains electricity, water, drainage and gas central heating.

**Viewing**

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

**Satellite Navigation**

For the benefit of those with satellite navigation the property's postcode is EH41 3DE

**EPC – Band B**

**Local Authority**

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

**Council Tax Band Band G.**

**Entry and Vacant Possession**

Entry and vacant possession will be by mutual agreement.







### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Important Notice:

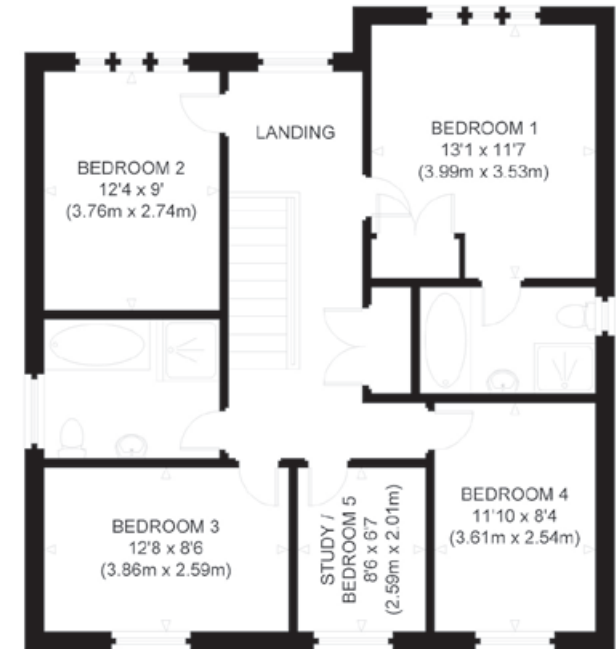
Rettie & Co, their clients, and any joint agents give notice that:

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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 857 SQ FT / 79.6 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 857 SQ FT / 79.6 SQ M

MONCRIEFF WALK  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1714 SQ FT / 159.2 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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RETTIE

0131 624 4183

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11 Wemyss Place  
Edinburgh  
EH3 6DH









Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

**RETTIE**

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