



19 Davids Way,  
Haddington, East Lothian, EH41 3DY

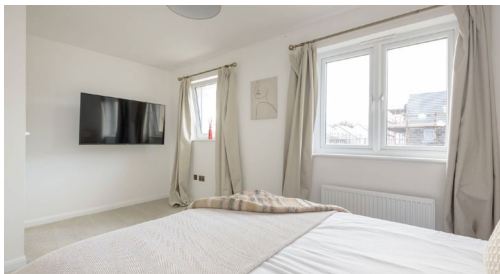
CALL US ON 0131 447 4747



# 19 Davids Way, Haddington, East Lothian, EH41 3DY

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Attractive and good sized living room/dining room with storage.
- French doors to rear garden.
- Modern fitted kitchen with integrated appliances.
- Upper landing with access to attic.
- Generously proportioned master bedroom with open storage above staircase.
- Two further bedrooms, one used as a study - the other as a dressing room,
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- CCTV.
- Attractive paved garden area to front.
- Pathway to side of property.
- Enclosed landscape garden to rear with patio area & astroturf.
- Residents' parking at rear.
- Unrestricted on street parking.
- NHBC Guarantee.



## GENERAL DESCRIPTION

An immaculately presented semi-detached villa situated within a sought after modern development in the desirable town of Haddington in East Lothian. The property is an ideal commuter base with its close proximity to the A1 leading to the south and also to the Edinburgh City By-Pass. Making an ideal purchase for a first time buyer/young couple, the property is brought to the marketplace in move-in condition throughout.

### FACTORING NOTE:

The development is factored by Ross Liddell at an approximate charge of £40 per quarter. This is for the maintenance of all the communal areas within the development.

### COUNCIL TAX BAND

### TRAIN STATION

### AIRPORT

### BUSES

### E.

APPROXIMATELY 5.1 MILES TO LONGNIDDY TRAIN STATION.

APPROXIMATELY 25.8 MILES TO EDINBURGH AIRPORT.

WITHIN 300 METRES.

## LOCATION

The popular East Lothian market town of Haddington lies approximately 18 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. There is also a good range of shops at the Haddington Retail Park. 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 and the Edinburgh city bypass. Railway services can be obtained from nearby Longniddry.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THE WALL MOUNTED UNIT IN THE LIVING ROOM AND WARDROBES WITHIN ONE OF THE BEDROOMS WILL ALSO BE INCLUDED IN THE FOR SALE PRICE. SOME OTHER FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.





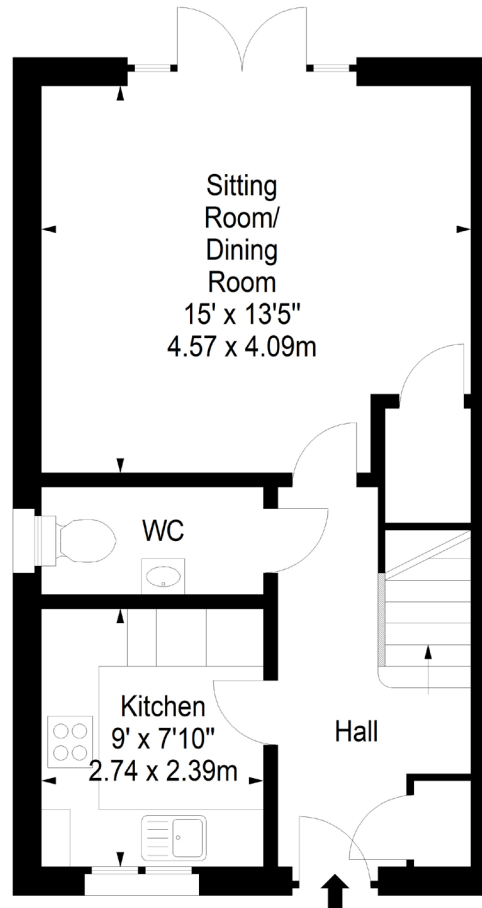
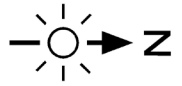


**ENERGY PERFORMANCE  
CERTIFICATE RATING B**

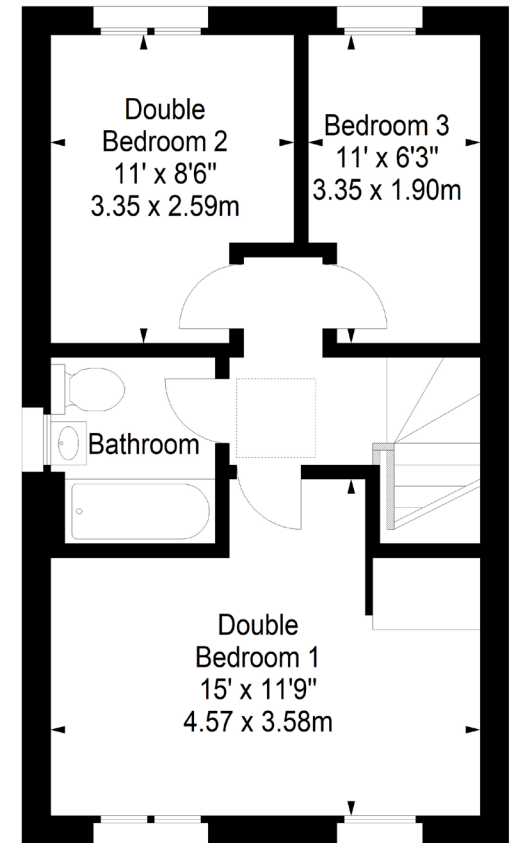
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Approx. Gross Internal Area  
823 Sq Ft - 76.46 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.