



8 Dunbar Road  
Haddington, EH41 3PW

**Deans**   
Solicitors & Estate Agents LLP



## END TERRACED HOUSE

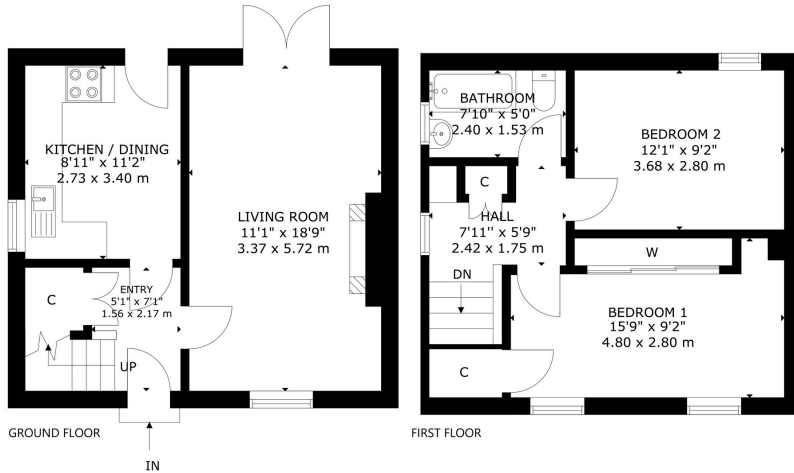
- Sitting Room
- Breakfast Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway
- EPC Rating – D





This beautifully presented end terraced villa is quietly located within the picturesque and historic town of Haddington. The property is within walking distance of the High Street with it's day to day shopping requirements, restaurants and cafes. Further specialised shopping can be found a short drive away including a Tesco Superstore and Haddington Retail Park. There is a good public transport service which pass through the town and travels to many surrounding areas and Edinburgh City Centre. In move-in condition, the well laid out accommodation would make an ideal purchase for the young professionals and comprises; welcoming entrance hallway, lovely sitting/dining room with French doors to the rear garden, modern breakfast kitchen, upstairs leads to two delightful double bedrooms/one with built-in wardrobes and contemporary fully tiled bathroom with shower. There are well maintained private gardens to the front and rear both laid with chip stones for ease of maintenance and a driveway providing off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are the: fitted carpets/ floor coverings and light shades. All appliances are sold as seen with no warranty provided.





8 DUNBAR ROAD, HADDINGTON, EH41 3PW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 771 SQ FT / 72 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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