



24 Haldane Avenue, Haddington, East Lothian, EH41 3PG

*Well-presented two/three-bedroom semi-detached villa with gardens, driveway and garage*

URQUHARTS  
EDINBURGH





## DESCRIPTION

24 Haldane Avenue is a well-presented two/three-bedroom semi-detached house with front and rear gardens, generously sized driveway and detached garage. Situated in the popular East Lothian village of Haddington, the location is superb with excellent local amenities and is a convenient commuting distance to Edinburgh city centre and further afield.

Entrance vestibule and hall; bright living room, which could be used as double bedroom three; spacious dining room, with dual aspect outlook over the front, leading to the kitchen; modern fitted kitchen with wall and base units and appliances with direct access to the rear garden via the rear sun room / porch; two good-sized double bedrooms, with built in wardrobes / storage into the eaves; and shower room with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / bedroom 3. Dining room. Kitchen. Two double bedrooms. Shower room.

Gas central heating. Double glazing. Well-maintained front and rear garden with the rear garden mainly laid to lawn with patio areas and sheltered decked area. Detached garage and generously sized driveway for several cars.

## LOCATION

Haddington is a charming historic market town located in the picturesque county of East Lothian, lying approximately 15 miles east of Edinburgh. It is ideally located for easy access to the A1 motorway linking to the Edinburgh City By-pass and major motorway networks. There is a wide range of local shops and services including Aldi and Tesco supermarkets, banks, post office, medical practice and dental surgery. There are well-regarded public and private schools in the area, and several leisure and recreational activities including the Aubigny Sports Centre with swimming and fitness, golf course, parks, tennis court, and the John Gray Centre with museum and library nearby. Pleasant walks can be taken along the nearby River Tyne and countryside. Regular public transport services operate to Edinburgh City Centre and surrounding areas.







## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

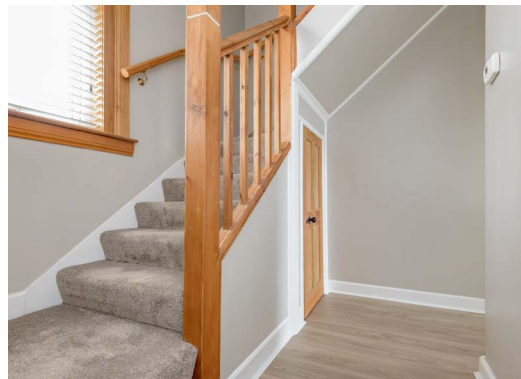
## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

The property has an Energy Rating Category **D**

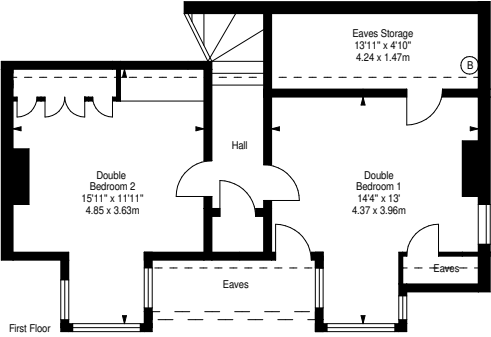
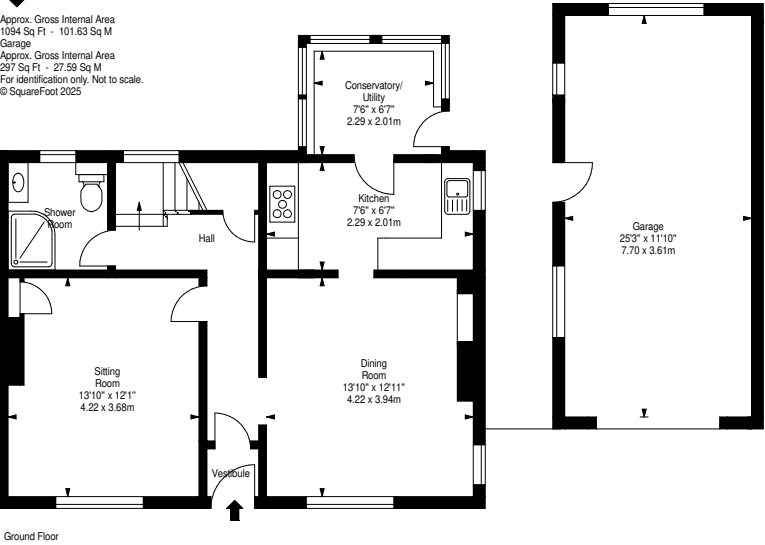
Tenure Freehold



24 Haldane Avenue,  
Haddington,  
East Lothian, EH41 3PG



Approx. Gross Internal Area  
1094 Sq Ft - 101.63 Sq M  
Garage  
Approx. Gross Internal Area  
297 Sq Ft - 27.59 Sq M  
For identification only. Not to scale.  
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## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).