

33 Aberlady Road, Haddington, EH41 3BT





### Description

Conveniently located in the popular market town of Haddington, 33 Aberlady Road is a delightful, well proportioned two bedroom extended semi-detached villa situated within walking distance of an excellent range of local amenities and superb transport links. The interior of the property offers stylish, well presented contemporary living, with high quality fixtures and fittings and comes with the added attraction of stunning open views to the Lammermuir Hills and a private south-west facing rear garden.

### Features

- Extended home offering contemporary interior
- Generous open plan sitting room/dining room/kitchen falling naturally into three defined areas with French doors
- Two good sized double bedrooms
- Stylish bathroom with shower
- High quality fixtures & fittings throughout
- Floored and lined attic with downlighting & roof light
- Useful utility and WC
- Private garden & stunning open views
- Gas central heating & double glazing
- On-street parking

### Extras

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, the Zanussi double oven and combination microwave oven, Bosch induction hob, Zanussi fridge/ freezer, AEG dishwasher and large garden shed are included in the sale price.

EPC Rating: C



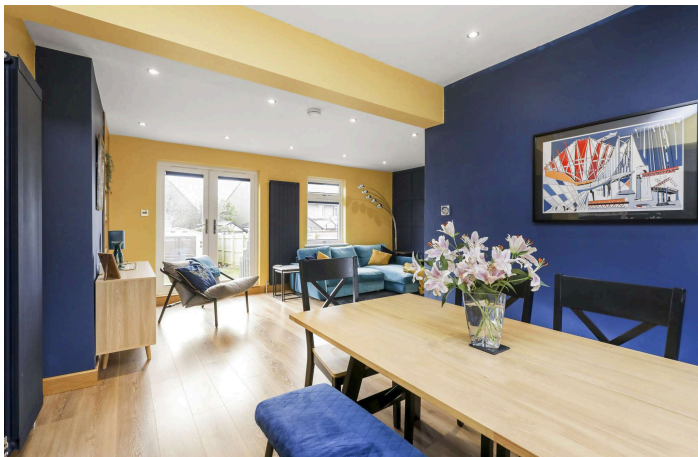


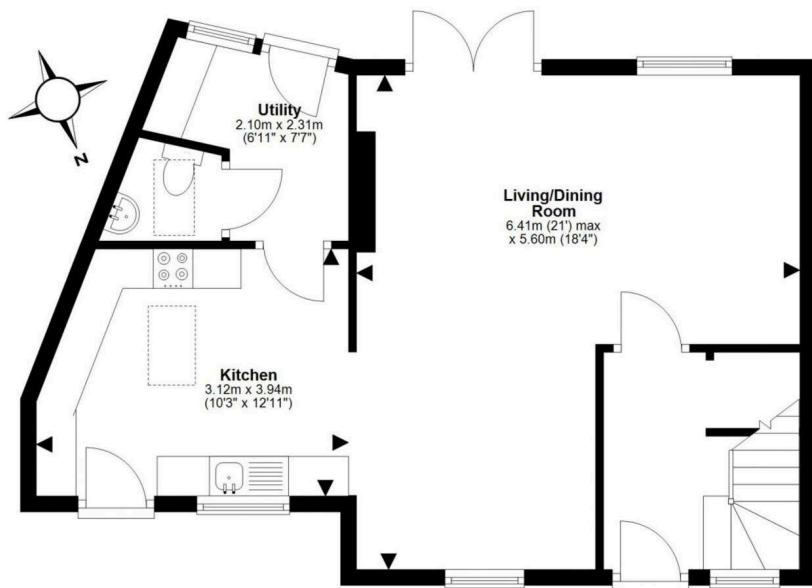
### Location

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street and within Haddington itself, there is a range of supermarket shopping including a Tesco and Aldi. A range of unique shops, eateries and popular brand stores are also within easy reach including the recently developed Haddington Retail Outlet. Schooling at both primary and secondary levels are both catered for within the town. There are several active sports clubs and a swimming pool. Pleasant walks are plentiful in the area and further afield towards the coast including Amisfield Wall Gardens, Gullane (where there is also a choice of highly regarded golf courses), North Berwick and Tantallon Castle. The A1 motorway is within easy reach offering quick and convenient access to the north and south along with a direct connection to the Edinburgh City By-Pass (A720). There are train stations in neighbouring villages with links to Edinburgh and London.

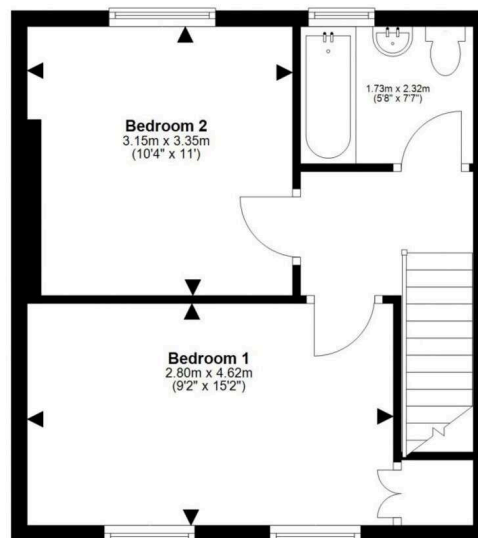
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

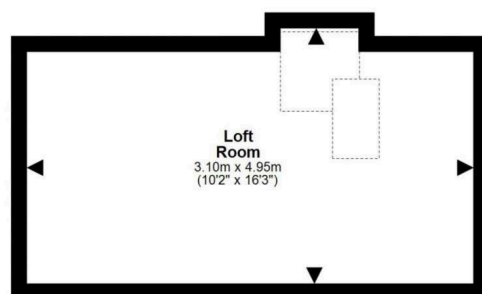




Ground Floor



First Floor



Second Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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