

39 BOTHWELL AVENUE

Haddington, East Lothian, EH41 4FB



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The town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital




39 BOTHWELL
AVENUE

PROPERTY NAME

39 Bothwell Avenue

LOCATION

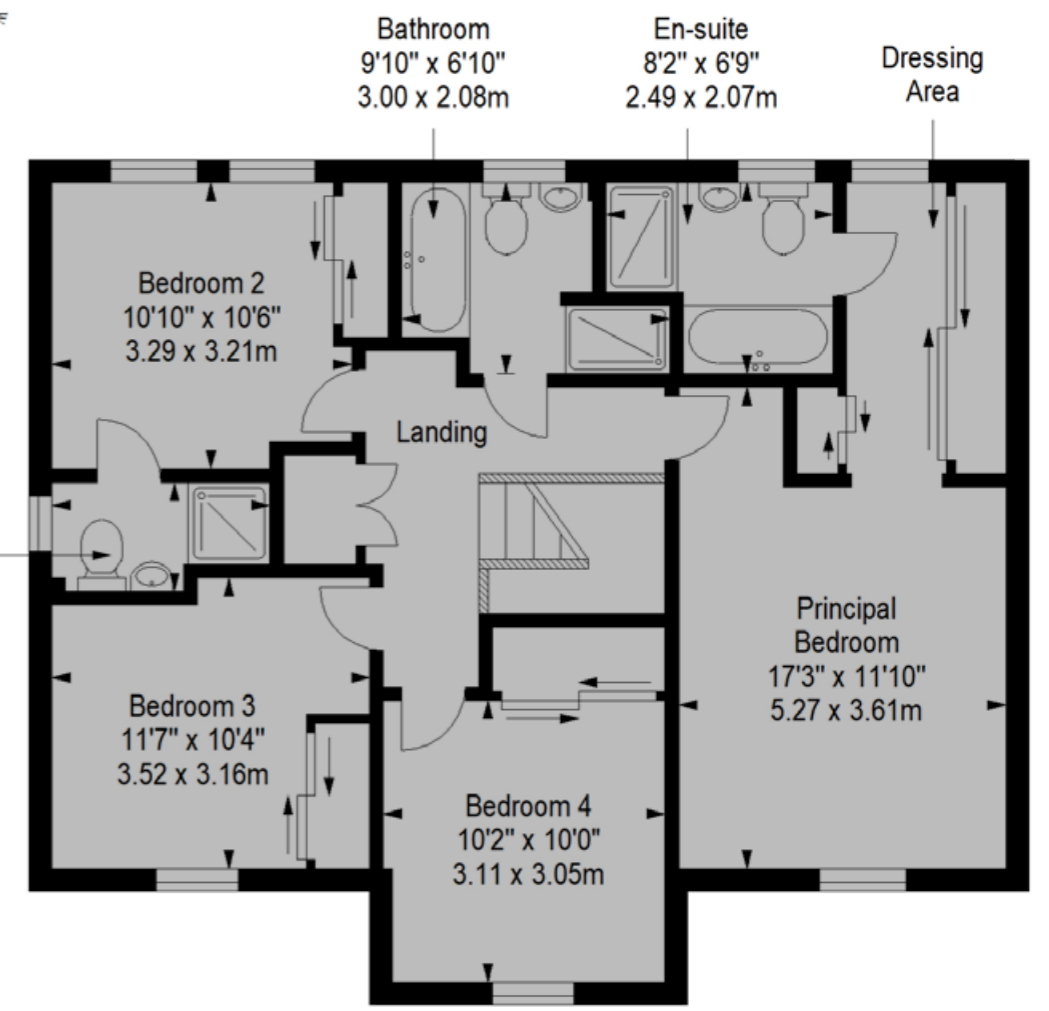
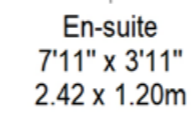
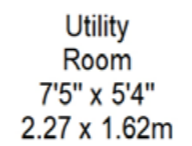
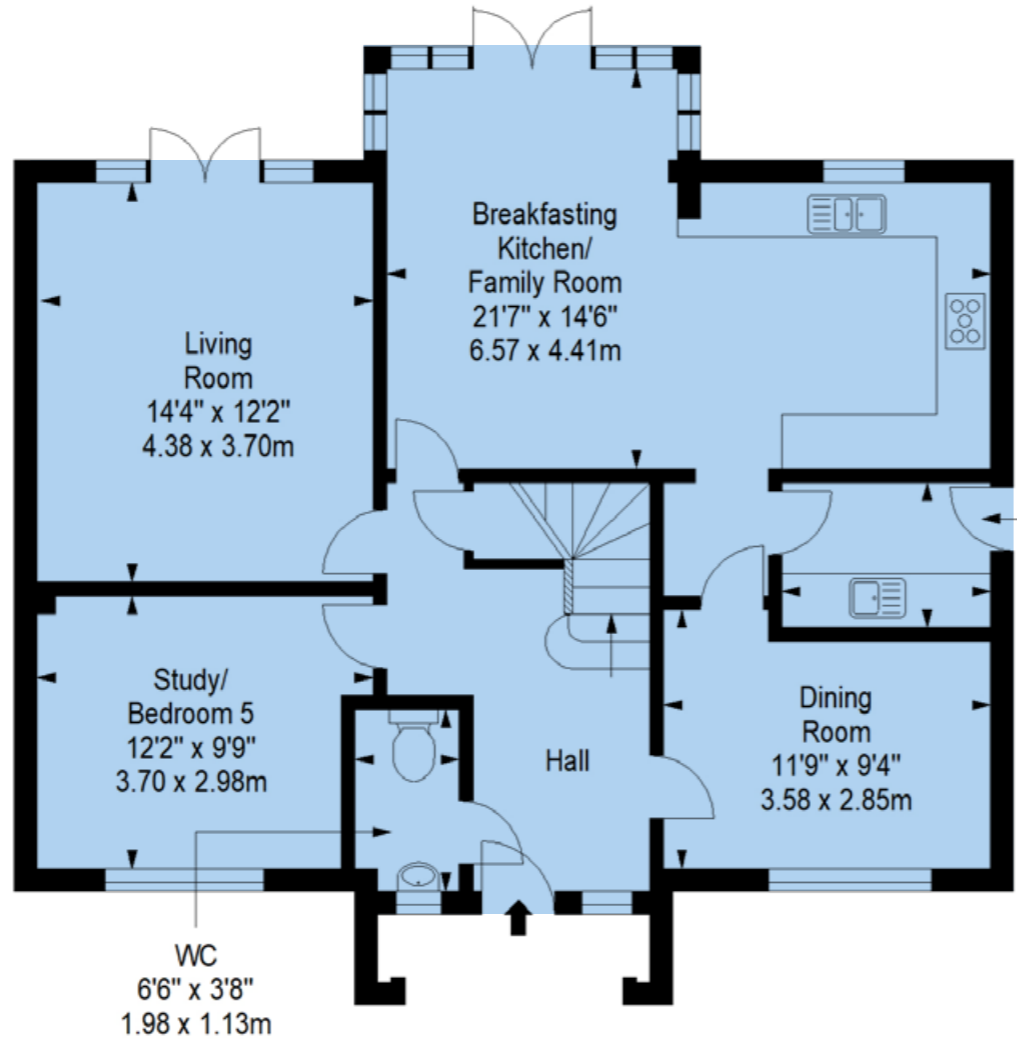
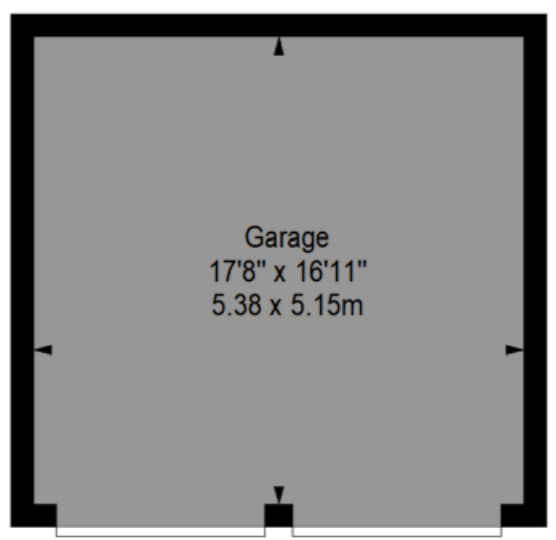
Area, postcode

APPROXIMATE TOTAL AREA:

194.7 sq. metres (2095.8 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● GARAGE

The floorplan is for illustrative purposes. All sizes are approximate.



An exceptional home with instant kerb appeal

Forming part of a highly sought-after development in the market town of Haddington, this exclusive four/five-bedroom detached house is an impressive family home, which offers a wealth of high-end accommodation, as well as generous private parking and a large garden with a southerly-facing aspect.

GENERAL FEATURES

An executive detached house in Haddington
Part of an exclusive modern development
Covers over 2,095 square feet
High-end neutral interiors throughout
EPC Rating - B | Council Tax band - B

ACCOMMODATION FEATURES

Naturally-lit hall with storage and a WC
Living room with French doors to garden
Well-proportioned dining room
Stylish breakfasting kitchen/family room
Utility room with alternate garden access
Landing with a double-door airing cupboard
Principal suite with a fitted dressing area
Three double bedrooms with wardrobes
Versatile study/fifth double bedroom
Quality four-piece family bathroom
Luxurious four-piece en-suite bathroom
Modern three-piece en-suite shower room

EXTERIOR FEATURES

Well-maintained front garden
Large, southerly-facing rear garden
Double garage and tandem driveway





WELCOME TO 39 Bothwell Avenue

Brimming with instant kerb appeal, the exterior of the home hints at the high-quality interiors. Inside, you are greeted by a bright entrance hall (with storage) which sets the aesthetic of the residence, with its white walls and Amtico flooring throughout the ground floor.

TWO RECEPTION AREAS

for relaxing and dining

Set to the rear, the living room continues the attractive styling of the hall, creating a minimalist-inspired look that is easy to dress. The room is a good size for comfy furniture and it is bathed in lots of natural light from southerly-facing French doors to the garden – an ideal setup for families. Mirroring the living area, the dining room provides a private setting for family meals and entertaining, and it is conveniently connected to the kitchen too.



The dining room provides a private setting for family meals and entertaining...



BREAKFASTING KITCHEN/FAMILY ROOM



**The sociable heart
of the home**



Sharing a generous open-plan layout, the breakfasting kitchen/family room is the sociable heart of the home, accommodating a table and chairs and comfortable seating. It faces to the south, with triple-aspect glazing and French doors for a seamless transition to the garden. Furthermore, it has a stylish kitchen design and monochrome-effect colour palette, which adds to the overall aesthetic of the room. It pairs modern cabinets with excellent workspace, and is finished with ambient mood lighting and seamlessly integrated appliances. A neighbouring utility room also provides a discreet space for laundry.

triple-aspect glazing and French doors for a seamless transition to the garden





BRIGHT AND AIRY Bedrooms

The four main bedrooms are on the first floor, extending off a landing with a double-door airing cupboard. All are bright and airy doubles, enhanced by white décor and plush carpets for maximum comfort. Each room has a built-in wardrobe too. In addition, the principal suite boasts a private dressing area and en-suite bathroom, whilst bedroom two has the benefit of an en-suite shower room as well. Furthermore, there is a versatile study on the ground floor, which could be used as a fifth double bedroom if required. Similarly, any of the bedrooms can be easily repurposed into reception areas, ensuring a high degree of flexibility to meet a wide range of preferences.

THE PRINCIPAL SUITE BOASTS A PRIVATE DRESSING AREA AND EN-SUITE BATHROOM



THE WASHROOMS



A family bathroom, two en-suites, and a WC

On the first-floor, there is the principal bedroom's luxurious en-suite bathroom and the family bathroom, both of which have four-piece suites incorporating a double-ended bathtub and separate shower enclosure. The second bedroom also has an en-suite shower room as well. In addition, there is a convenient WC on the ground floor by the entrance. All four washrooms have quality fixtures and fittings and attractive tile work too.

Extras: all fitted floor coverings, fitted voile curtains (to the lounge and dining room), window blinds, and integrated kitchen appliances (five-burner gas hob, extractor hood, double oven, fridge/freezer, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



GARDEN & PARKING



**A large
southerly-facing
garden to be enjoyed
by the entire family**

The property has a neat front garden and a large rear garden that is landscaped for the entire family. Furthermore, the rear garden has a suntrap, southerly-facing aspect and it is fully enclosed for the safety of children and free-roaming pets; plus, it features a sweeping lawn and a patio for summer dining. Generous private parking is also assured thanks to a tandem driveway and a detached double garage.

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HADDINGTON EAST LoTHIAN



Historic market town situated in the picturesque county of East Lothian

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre is also on the High Street, offering interesting exhibitions throughout the year.

For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.





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