



GILSON GRAY

LAW • PROPERTY • FINANCE

57 DAVIDSON TERRACE

Haddington, East Lothian, EH41 3BD



Beautifully presented in a move-in condition with stylish, contemporary interiors, this four-bedroom, two-bathroom mid-terraced house in Haddington has spacious living areas and is accompanied by a south-facing garden and a private double driveway. The house forms part of an established residential area and overlooks parkland to the back, as well as lying within easy reach of the town's amenities, such as shops (including supermarkets), schools at primary and secondary levels, and transport links.

An entrance vestibule (with a large built-in storage cupboard) welcomes you inside and leads through to a hall, with both entrance areas giving a glimpse of the attractive interiors to follow with neutral décor and wood-styled flooring. To the left of the hall lies a living room, where on-trend green décor is accompanied by the same flooring as the hall, and plenty of space is provided for a choice of lounge furniture.



FEATURES

- Mid-terraced house in Haddington
- Beautifully presented, contemporary interiors
- Vestibule (with storage) and welcoming hall
- Elegant living room
- Open-plan kitchen, family, and dining room with south-facing bi-folding doors
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom with shower-over-bath
- South-facing, low-maintenance rear garden
- Private double front driveway





Neighbouring the living room is the open-plan kitchen, family, and dining room, which is sure to be the sociable heart of this appealing home. The kitchen is well-appointed with a selection of modern white wall and base cabinets, spacious worktops, and mosaic splashback tiling. The adjoining family and dining room offers the perfect setting for seated family meals and entertaining, and it features a large skylight and south-facing bi-folding doors opening onto the rear garden. Completing the ground-floor accommodation is a bathroom, comprising a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. On the first floor, a landing (with storage), leads to three bedrooms, with two accompanied by built-in storage and the third offering potential to be utilised as a home office, ideal for those who work or study from home. The fourth and largest bedroom is found on the second floor, supplemented by excellent built-in storage and a stylish en-suite shower room. Externally, the house is accompanied by a low-maintenance, south-facing rear garden with decked terraces and a fitted seating area. Off-street parking is provided by a private double front driveway.

Extras: Integrated kitchen appliances comprising a double oven, a gas hob, an extractor hood, and a fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





HADDINGTON

The Royal Burgh of Haddington is a lovely historic market town, with wide streets, period buildings, and an attractive town centre, situated in the picturesque county of East Lothian. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit and hosts a monthly farmers' market. 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. Haddington offers a range of state and independent schools for early years, primary and secondary education. 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.

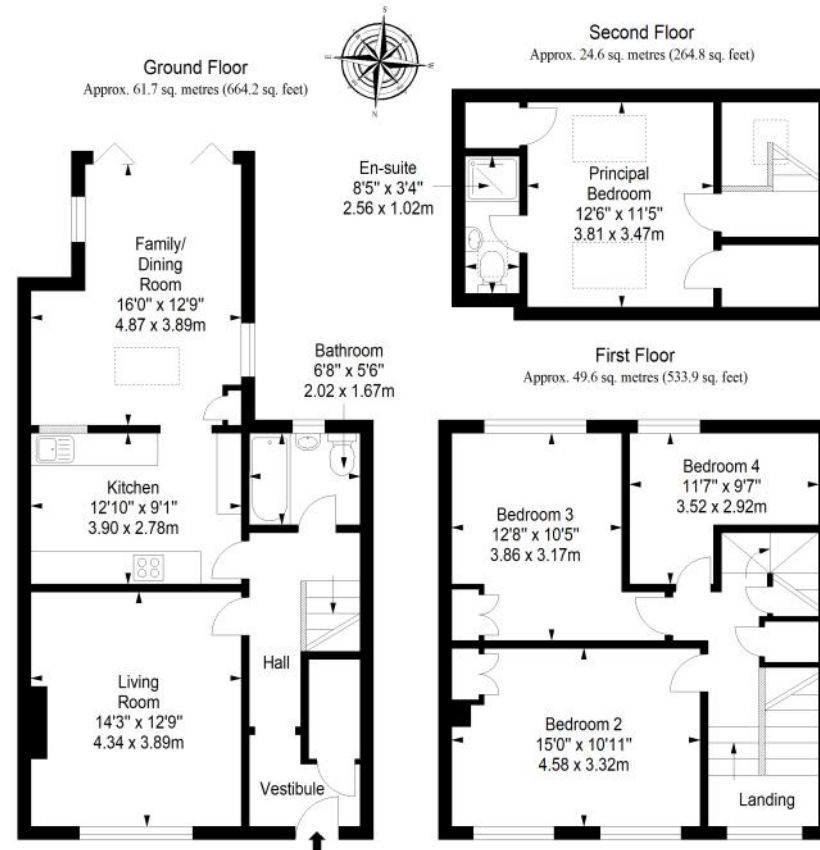
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481



Total area: approx. 135.9 sq. metres (1462.9 sq. feet)



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