



**65 DAVIDS WAY**  
HADDINGTON, EAST LoTHIAN, EH41 3FJ



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Situated in a modern development on the edge of Haddington, this mid-terraced house offers an ideally proportioned home for first-time buyers, small families, couples, professionals, and rental investors alike, with two bedrooms, a reception room, a kitchen, and a bathroom (plus a separate WC). The house is accompanied by a landscaped garden and an allocated parking space.

A hallway (with built-in storage and a WC) welcomes you into the home, immediately setting the tone for the immaculate interiors to follow with neutral décor and wood-styled flooring. On your left, you step into a kitchen, where neutrally toned wall and base cabinets are supplemented by wood-styled worktops and a selection of neatly integrated appliances. These comprise an oven, gas hob, extractor fan, fridge/freezer, dishwasher, and washing machine. Continuing along the hall, you reach a reception room with the same décor and flooring, offering plenty of space for layouts of lounge and dining furniture. The room also has French doors opening onto a patio in the rear garden.

## FEATURES

- Mid-terraced house in Haddington
- Immaculate, neutral interiors
- Entrance hall with storage and WC
- Living/dining room with French doors onto garden
- Attractive modern kitchen
- Two well-proportioned double bedrooms
- Bathroom with shower-over-bath
- Recently landscaped rear garden
- Allocated parking space
- Gas central heating, double glazing, and solar panels





Upstairs, a landing leads to the home's two double bedrooms and a bathroom. The good-sized sleeping areas are both neutrally decorated and carpeted for optimum comfort, and the front-facing bedroom enjoys a sunny aspect. Finally, the bathroom comes complete with a bath with an overhead shower, a pedestal basin, and a WC. The home is kept warm by a gas central heating system and benefits from double-glazed windows and solar panels. Externally, the home's rear garden is attractively landscaped (completed in summer 2024) and features a patio for outdoor dining furniture and barbecues, a well-kept lawn, and a shed for storage. There is also gated access to the shared parking area, where an allocated space can be found.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some furniture may be available by separate negotiation. Factor: The development is managed by Ross & Liddell for an approximate fee of between £60-£80 every six months.







## Haddington, East Lothian

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.

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, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town.

East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports 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.





**OFFERS TO:**  
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**Haddington**  
**EH41 3JS**

**Tel: 01620 825 368**  
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**espc**

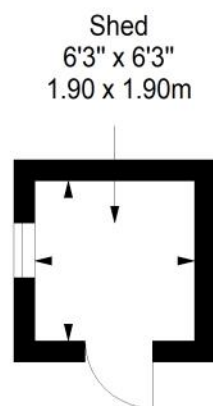
**HOUSE SALES**

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

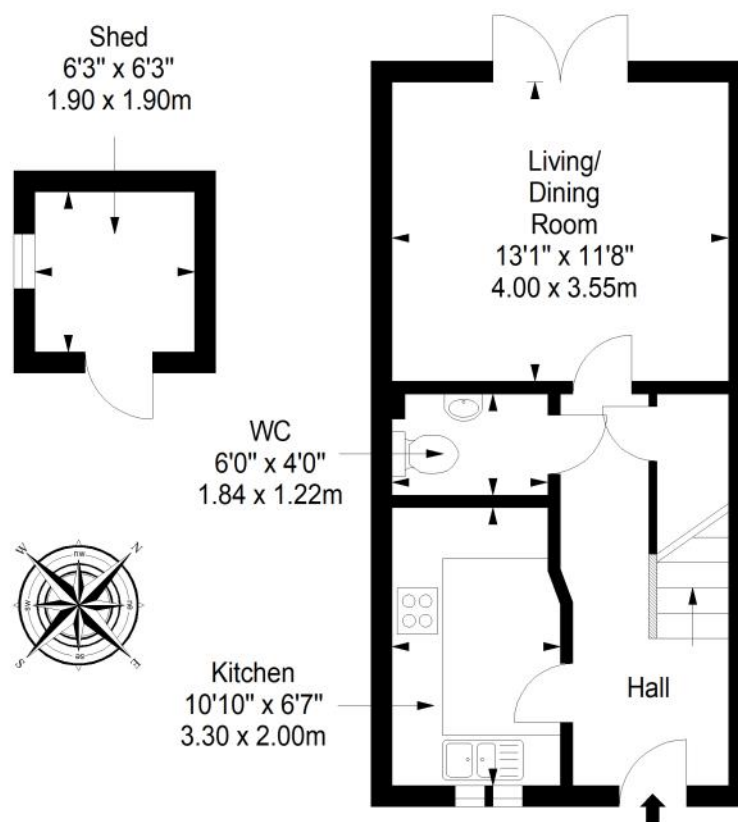
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

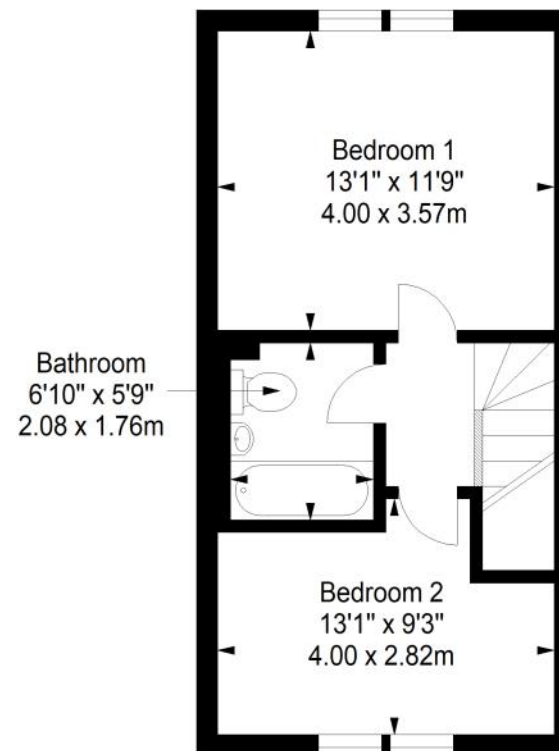
**Shed**  
 Approx. 3.6 sq. metres (38.8 sq. feet)



**Ground Floor**  
 Approx. 33.4 sq. metres (359.5 sq. feet)



**First Floor**  
 Approx. 33.4 sq. metres (359.5 sq. feet)



**Total area: approx. 70.4 sq. metres (757.7 sq. feet)**