



## 12 Dobsons Place

Haddington, East Lothian, EH41 4RT

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## Property Summary

Set on a quiet cul-de-sac in the market town of Haddington, this main-door one-bedroom lower villa has an excellent location, offering convenience and proximity to the surrounding countryside. Transport links and amenities are close by and Edinburgh city centre is within easy driving distance too. Furthermore, the south-facing home is well-presented throughout in light neutral hues, featuring a well-appointed kitchen and a quality three-piece bathroom. It also has the benefit of a private garden for relaxing in the sun, as well as a driveway and a dedicated parking space to the rear of the property. This property will certainly appeal to a wide variety of buyers, including downsizers, commuters, first-time purchasers, and couples alike.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, and a washing machine to be included in the sale.



## Features

- A well-presented lower villa
- Quiet location in popular Haddington
- Lightly decorated interiors
- Private main-door entrance
- Welcoming entrance porch
- South-facing living/dining room
- Central hall with built-in storage
- Galley-style kitchen with garden access
- Double bedroom with mirrored wardrobe
- Modern bathroom with overhead shower
- Well-kept private rear garden
- Driveway and allocated parking
- Electric heating and double glazing
- EPC Rating - D





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“South-facing living/dining room  
and a galley-style kitchen with  
access to a well-kept private  
rear garden”









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“Double bedroom with  
mirrored wardrobe and  
a modern bathroom with  
overhead shower”





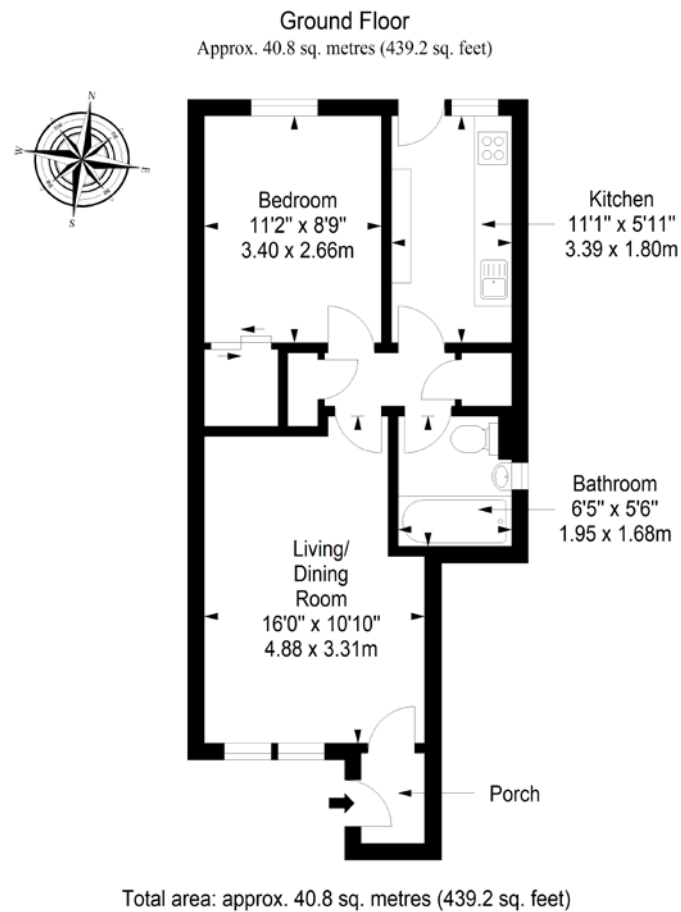








# Floorplan



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DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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