



## 32 Abbots View

Haddington, East Lothian, EH41 3QH

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## Property Summary

Introducing a three-bedroom link-detached house that is beautifully presented with modern interior design throughout. The property offers bright and spacious accommodation, and it has a fashionable kitchen and three-piece bathroom. Furthermore, it has a southwest-facing rear garden that features a neat patio for relaxing and dining in the sun. Set on the rural fringes of Haddington, yet remaining within easy reach of the town's schools, amenities, and transport links, this home also benefits from a desirable location that will have broad appeal.

Extras: all fitted floor and window coverings, light fittings, a gas range cooker, a fridge/freezer, a dishwasher, a washing machine, and a tumble dryer to be included in the sale.



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## Features

- A charming link-detached house in Haddington
- Delightful far-reaching views over a local park
- Attractive interiors and quality finishings
- Welcoming entrance hall with built-in storage
- Stylish open-plan living and dining room
- Modern, well-appointed breakfasting kitchen
- Three double bedrooms
- Quality bathroom with overhead shower
- Fully-enclosed front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C



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“Modern, well-appointed  
breakfasting kitchen”







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“Beautifully presented with  
modern interior design  
throughout”

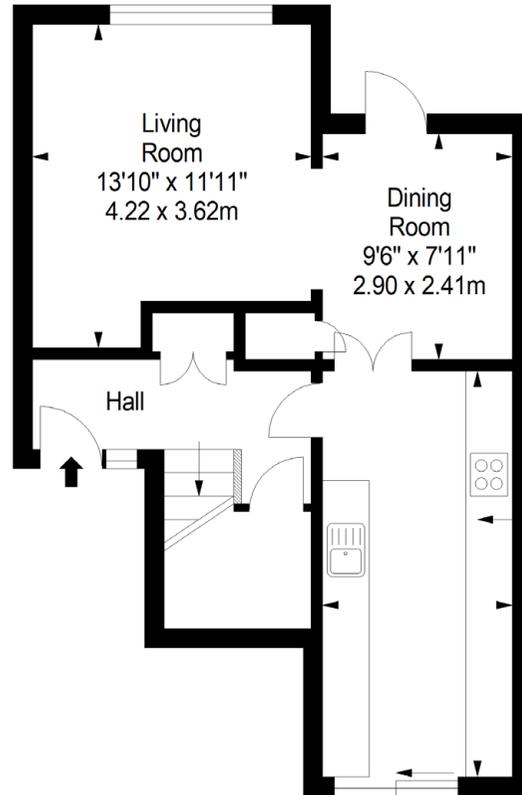




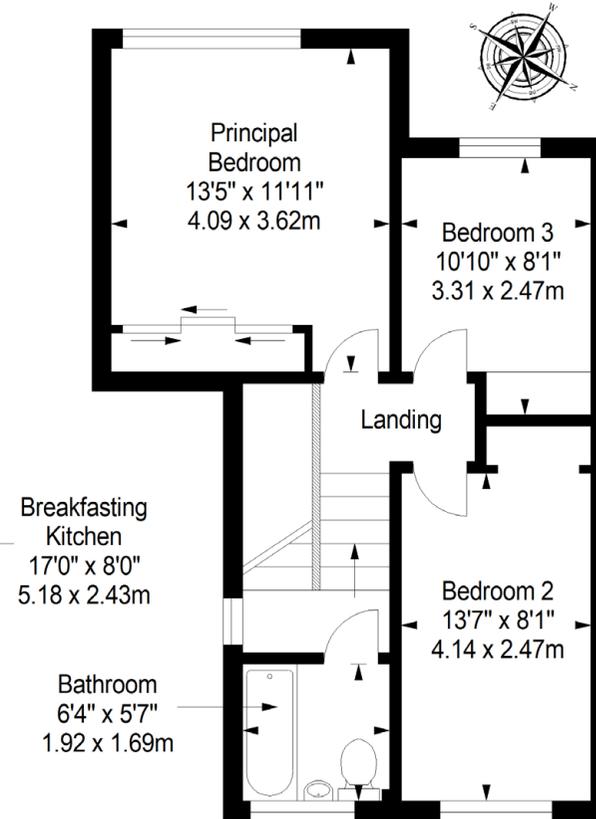


# Floorplan

**Ground Floor**  
Approx. 45.1 sq. metres (485.5 sq. feet)



**First Floor**  
Approx. 46.8 sq. metres (503.7 sq. feet)



Total area: approx. 91.9 sq. metres (989.2 sq. feet)

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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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