



Solicitors & Estate Agents










Fixed Price

£215,000

32 Davids Way

Haddington | East Lothian | EH41 3DY

This spacious and well presented terraced villa with private garden and allocated parking space, is pleasantly situated within an established modern development in the picturesque historic market town of Haddington, close to a host of fantastic amenities and commuting links. In move-in condition the property would undoubtedly appeal to the young professionals and internal viewing is recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking Space
-  Private Rear Garden
-  EPC Rating – B
-  Council Tax Band – D



Description

In brief the accommodation comprises; welcoming entrance hallway with useful built-in storage and downstairs WC, contemporary fully fitted kitchen with integrated appliances, generously proportioned and bright lounge/dining with doors providing direct access to the rear garden, light and airy principal bedroom, second well proportioned double bedroom and modern bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge/freezer, integrated washing machine, integrated dishwasher and integrated oven/hob. The wardrobes in bedroom 1 and the garden shed will also be included in the sale.

Gardens & Parking

To the rear lies a beautifully maintained private garden which offers a high degree of privacy. It is laid with decking and an area of lawn and is the ideal space to enjoy outside dining/relaxing. An allocated parking space can be found to the side of the property and the development is factored by Ross and Liddell with an approx. cost of £15 per month for the upkeep of the communal areas

Viewing

Please contact Neilsons on 0131 625 2222.





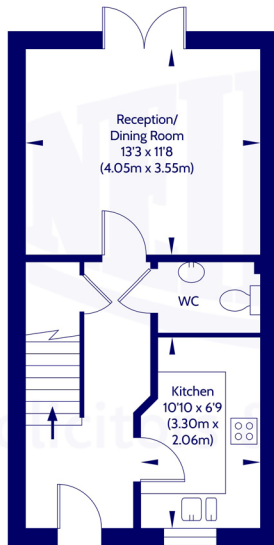
Location

The Royal Burgh of Haddington is the administrative and geographical centre of the beautiful county of East Lothian, located approximately 20 miles from Scotland's capital city of Edinburgh. This charming and popular town enjoys a rich history and strong sense of community with a wealth of shops, services, highly regarded cafes and restaurants all available within close proximity of this property. Ideally placed for those who enjoy outdoor pursuits, the surrounding countryside offers a wealth of opportunities from walking, fishing, golfing, horse riding and watersports. Further amenities include a local library and museum and sports centre with swimming pool. Local schooling is available from nursery to secondary level and regular local bus services provide easy access throughout the county and to Edinburgh. By car, the A1 connects quickly to the bypass and motorway network.

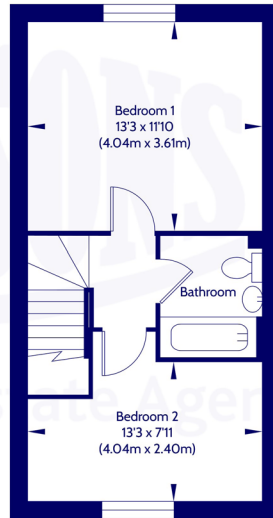




Approx. Gross Internal Floor Area 66.81 Sq M / 719 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

