



33 Chalybeate, Haddington, East Lothian, EH41 4NX

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We at McDougall McQueen are delighted to present to the market this bright and spacious rarely available semi-detached bungalow set in an established residential estate in the lovely historic market town of Haddington, East Lothian. Conveniently located and providing accommodation on ground floor level the property is close to all the varied amenities Haddington has to offer including excellent schooling. The accommodation is offered in good condition throughout having been maintained by its current owners. The property is enhanced with double glazing, gas heating, garden grounds to the front, side, and rear, with residents allocated parking and detached garage situated in a block with others. An ideal purchase for professional couples, first-time buyers, and those looking for ground floor living.

- Superb, sought-after, and established residential location
- Hallway with store cupboard
- Spacious living room
- Fitted kitchen with a range of base and wall units, ceramic hob, extractor, and oven
- Main bedroom with twin front facing window and walk-in wardrobe
- Bedroom two with window to the front
- Family bathroom with three-piece white suite, shower over the bath, shower curtain, wc and sink, towel radiator and side facing window
- Gas central heating and double glazing
- Private grounds to the front, side, and rear, providing various areas for relaxation and outside entertaining
- Detached garage situated in a block and residents allocated parking



Location

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street and within Haddington itself, there is a range of supermarket shopping including a Tesco and Aldi. A range of unique shops, eateries and popular brand stores are also within easy reach including the recently developed Haddington Retail Outlet. Schooling at both primary and secondary levels are both catered for within the town. Pleasant walks are plentiful in the area and further afield towards the coast including Amisfield Wall Gardens, Gullane (where there is also a choice of highly regarded golf courses), North Berwick and Tantallon Castle. The A1 motorway is within easy reach offering quick and convenient access to the north and south along with a direct connection to the Edinburgh City By-Pass (A720).

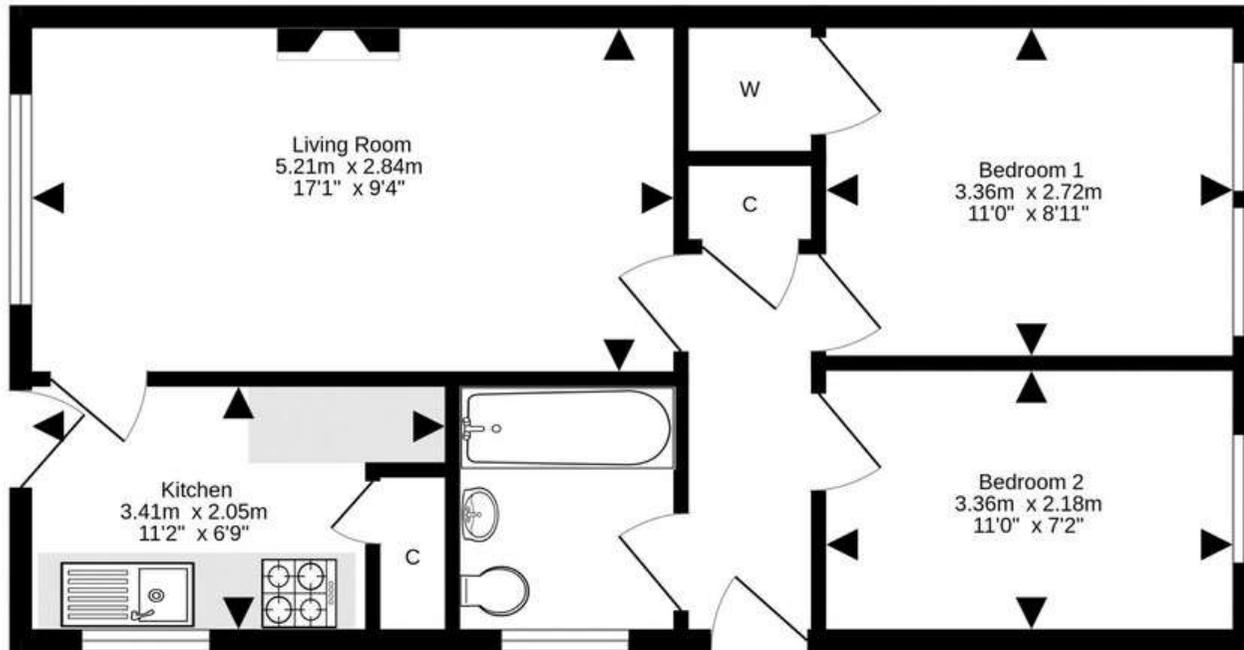
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. All Integrated appliances, free-standing white goods and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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