



38 Bothwell Avenue, Haddington, EH41 4FD

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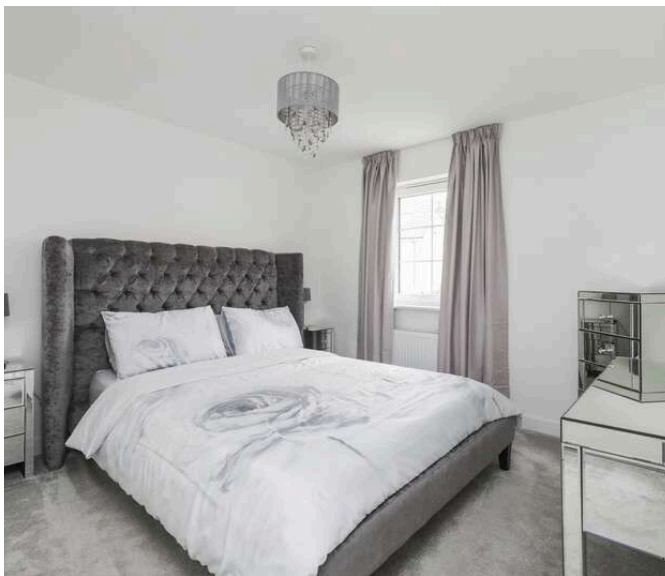


Bright and spacious 5 bedroom detached home presented in excellent condition throughout with a flexible layout and modern high spec finishes. The large attractive garden to the rear has been landscaped and gives a perfect relaxation space to entertain and a safe space for children and pets to play. To the side is a driveway and double garage with patio doors installed to the rear enabling this space to be used as an home office/gym. Internally the neutral finish and flexible layout adds to the appeal. A welcoming hallway leads to the sitting room to the front and a family room/study or bedrooms. The kitchen/dining room to the rear has an excellent selection of fitted units will fully integrated appliances and provides ample room for a large dining table and chairs, glazed French doors and windows provide an attractive outlook over the enclosed garden. A useful utility room and cloakroom with WC complete the downstairs accommodation.

- Simply Stunning 5 bed home with double garage
- Principal bedroom with en-suite showerroom
- Pristine turn key condition and landscaped garden
- Family bathroom with 4 piece suite
- Fantastic spacious kitchen/diner with French doors
- High sec finishes and offers flexible living space





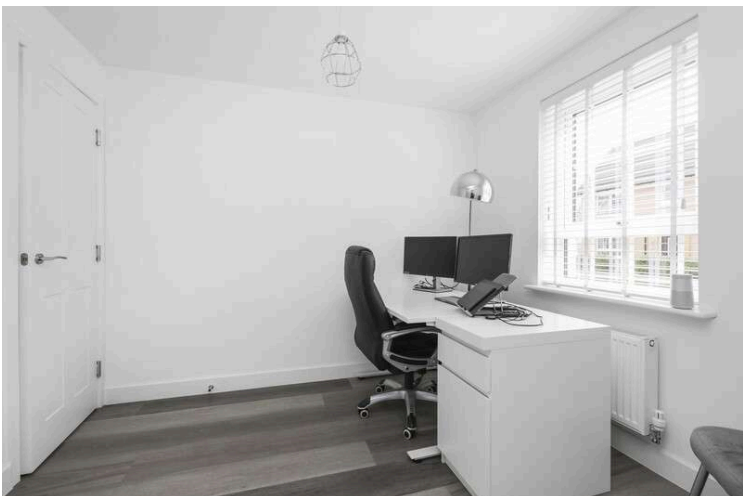
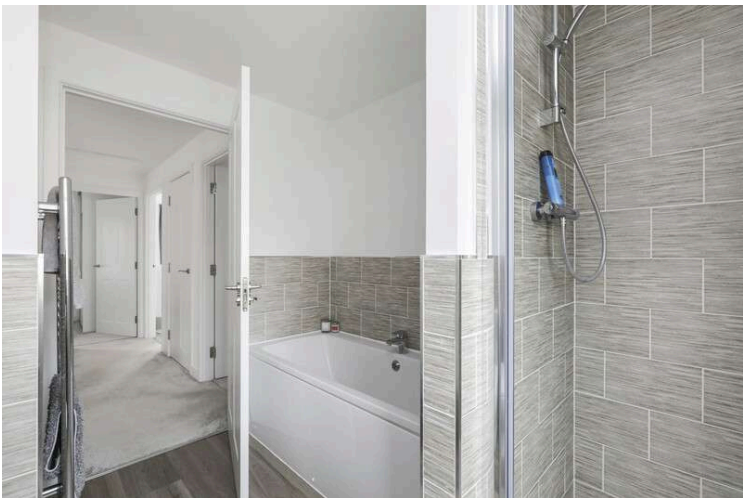


On the upper level are 4 generous bedrooms with neutral decor and grey carpet throughout. Each bedroom has its own build in wardrobes and the Principal bedroom benefits from an en-suite showerroom with spacious walk in shower compartment, wash hand basin, wc, modern tiles and ladder style heated towel rail.

The family bathroom is spacious and benefits from a separate shower cubicle, bath, wc and wash hand basin and window giving natural light. All set off beautifully by the attractive modern tiles.

The property benefits from as central heating, double glazing and factored communal grounds by Ross and Liddell.





Location

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The county's beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne closeby. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.

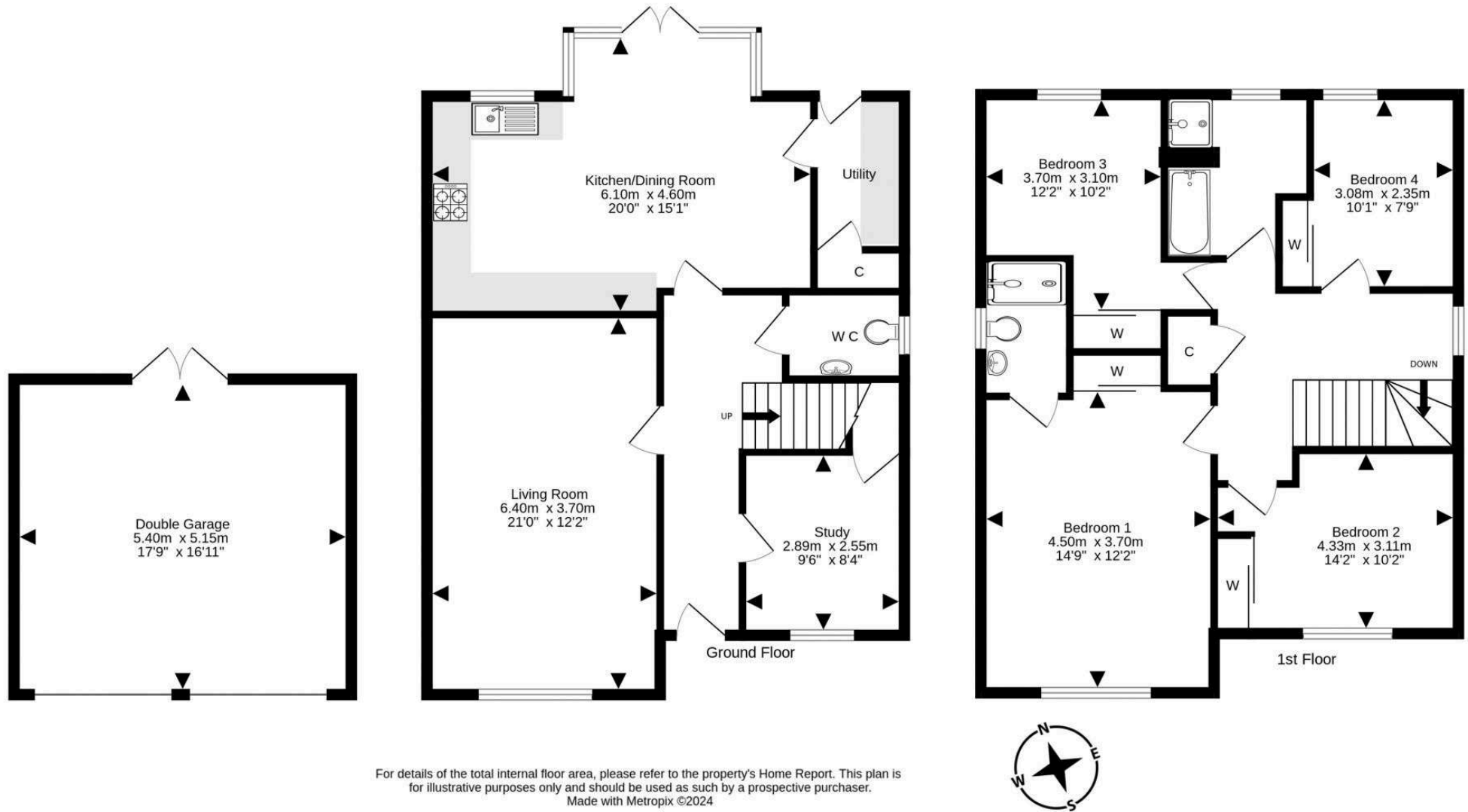
Extras

Included in the sale are all light fittings and window coverings.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - B



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