



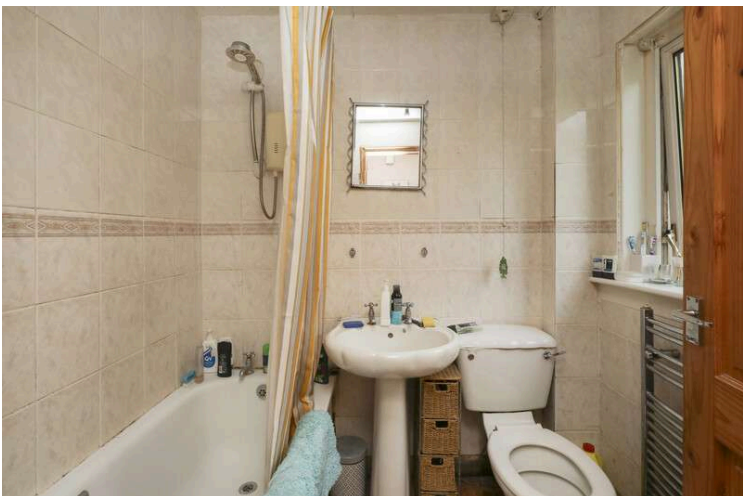
34 Chalybeate, Haddington, East Lothian, EH41 4NX

www.mcdougallmcqueen.co.uk



Superb opportunity to own an extended villa, providing all the space a growing family requires, priced realistically in the current market. McDougall McQueen are delighted to present this spacious semi-detached villa set in an established residential estate in the lovely historic market town of Haddington in East Lothian. Conveniently located, the property is close to all the varied amenities Haddington has to offer including excellent local schooling. The accommodation is offered to the market now requiring upgrading, but offers spacious, and flexible family living. The property is enhanced with double glazing, gas heating garden grounds to the front, side, and rear, with a driveway leading to a detached garage which has both light and power. An ideal purchase for professional couples, first-time buyers, and those with a young family.

- Superb and established residential location
- Hallway with stairs to the upper level
- Spacious living room with French doors to the dining room
- Dining room with patio doors to the rear garden
- Fitted kitchen with a range of base and wall units, store cupboard, ceramic hob, extractor, and oven
- Bedroom with twin front facing windows, built-in wardrobes, and storage
- Bedroom with window to the front
- Bedroom on the upper level with both dormer and Velux style windows
- Family bathroom with three-piece white suite, electric shower over the bath, wc, sink, and towel radiator
- Gas central heating and double glazing
- Private grounds to the front, side, and rear, providing various areas for relaxation and outside entertaining
- Gated Monoblock driveway leading to a detached garage with light and power



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

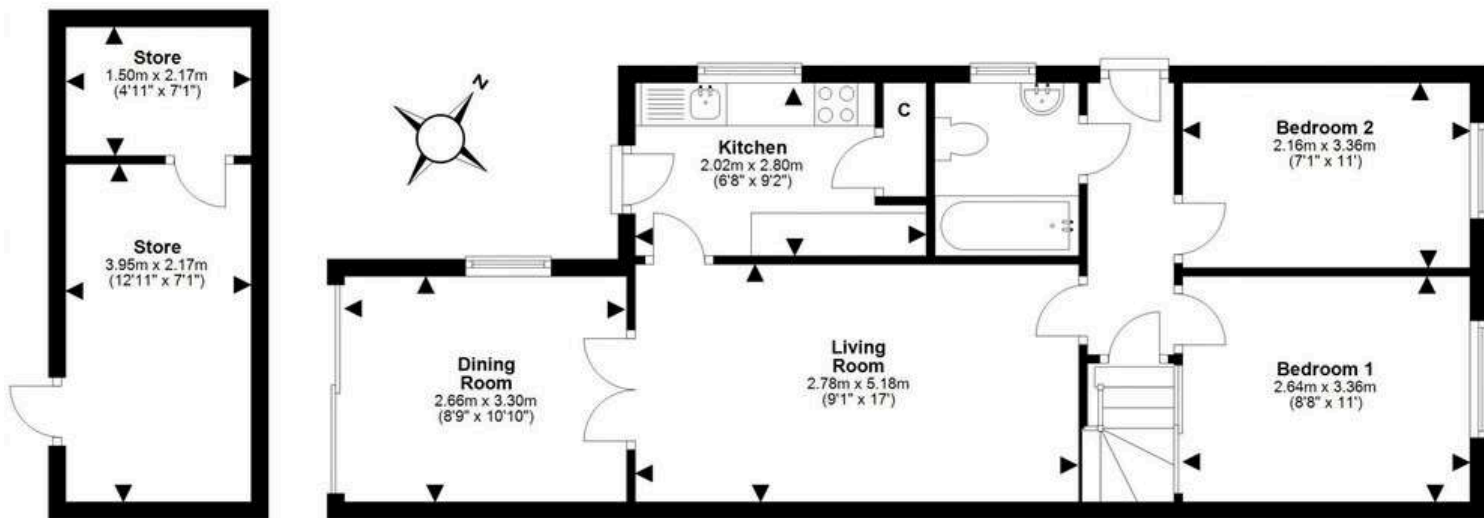
Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, and remaining free standing white goods. All integrated appliances, free-standing white goods, services and other moveable items included in the price, whether integrated or otherwise, are not warranted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

Price & Viewing

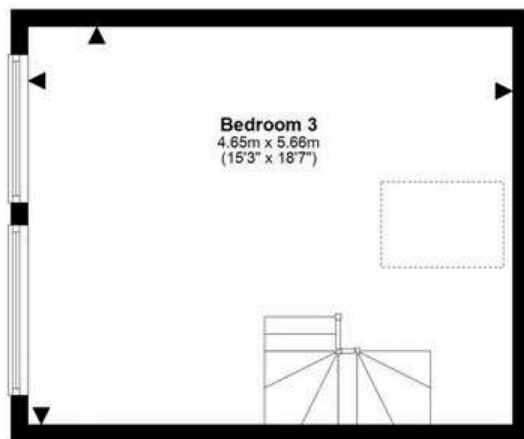
For price and viewing information or further details on this property please contact agent

EPC Band - D

Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

