



**114 Bothwell Avenue**  
HADDINGTON, EAST LOTHIAN, EH41 4FD

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](http://parissteele.com)





*"Fantastic 4-Bedroom turn-key condition home in historic Haddington."*



## PROPERTY DESCRIPTION

This four-bedroom detached Haddington home spanning three floors is presented in pristine turn-key condition and boasts many standout features including an elegant interior design, high-spec fixtures and finishes, and a meticulous attention to detail. A charming garden bordering the driveway and garage ushers you towards the front door and into a light and airy hallway. To your left, a warm and inviting sitting room awaits boasting a stylish interior including a wall-mounted living flame fireplace. A large picture window to the front ensures plentiful natural light. To the rear, a highlight of the home is the impressive dining kitchen opening to the south-facing rear garden via French doors. L-shaped in design to open the space the kitchen features grey under-base lit wall and floor units, smooth black worktops, and high-spec integrated appliances including an eye-level grill, oven, gas hob, and extractor hood. A guest WC is also located on this floor. Ascending to the first floor and a front-facing double bedroom is bright and spacious with a well-appointed en-suite shower room and built-in mirrored wardrobes. Directly opposite is a further double

bedroom that is currently utilised as a cosy family/tv room. Whilst a third sizeable bedroom and a stylish family bathroom boasting a bath with wall-mounted shower, WC, and washbasin built into a wall-hung vanity complete the layout. On the second floor is the stunning dual-aspect principal double bedroom. Generously proportioned and beautifully finished its appeal is enhanced by a luxurious en-suite shower room. Externally, the south-facing rear garden with its lush lawn, raised timber decking alfresco area and idyllic summer house is the perfect retreat for friends and family to enjoy.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures (not shades in sitting & TV rooms), blinds, and integrated double oven, gas hob, extractor hood, fridge/freezer and dishwasher to be included in the sale.



## PROPERTY FEATURES

- ❑ Four-bedroom detached home
- ❑ Warm and inviting sitting room
- ❑ South-facing dining kitchen leading to the rear garden
- ❑ Four bedrooms (two with en-suite shower rooms)
- ❑ Family bathroom and guest WC
- ❑ Front and south-facing rear gardens
- ❑ Single-car driveway and garage
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ EPC C
- ❑ Council tax band G

## HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town.

Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite.

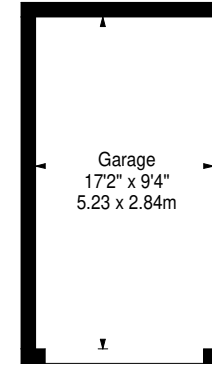
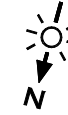
Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

Haddington has an array of vibrant bars and restaurants including The Waterside Bistro and The Green. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. On the outskirts of town and a five-minute drive, you will find a retail park with Starbucks, Costa Coffee, and Aldi amongst others.

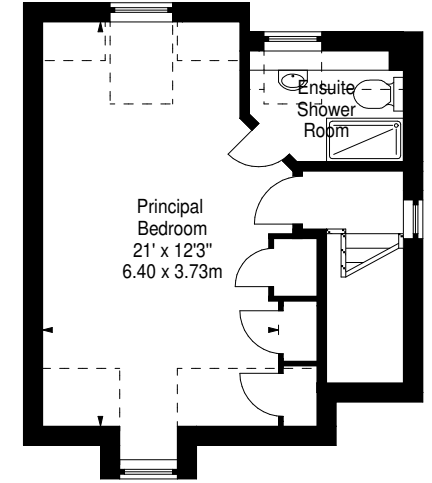
Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

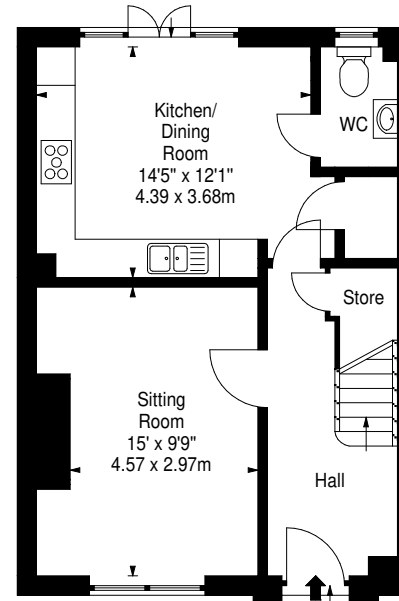




Ground Floor



Second Floor

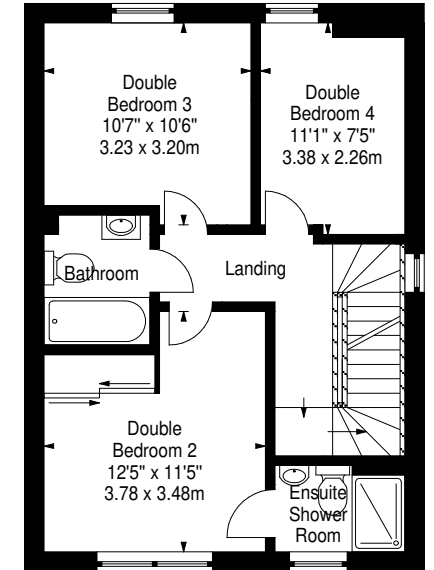


Ground Floor

**Bothwell Avenue,  
Haddington,  
East Lothian, EH41 4FD**



Approx. Gross Internal Area  
1414 Sq Ft - 131.36 Sq M  
Garage  
Approx. Gross Internal Area  
160 Sq Ft - 14.86 Sq M  
For identification only. Not to scale.  
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First Floor

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Please Note:

- While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
- The Home Report and more information for this property is available from parissteele.com
- Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
- From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

