



10 Dovecote View  
**Haddington**  
**EH41 4HX**



# 10 Dovecote View Haddington

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An excellent opportunity has arisen to acquire this impressive 5 bedroom family home in the charming East Lothian town of Haddington. This spacious (190sqm) property is modern, beautifully presented and tastefully decorated.

The ground floor accommodation comprises of bright sitting room, open-plan kitchen/dining room with modern appliances and an additional family area, utility room and WC. On the first floor, the principle bedroom benefits from both an ensuite shower room and dressing room, with double bedroom 2 also benefitting from an ensuite shower room. There are an additional three double bedrooms and a family bathroom on this floor.

This property also boasts a landscaped front garden, spacious rear garden with decking and double integral garage with driveway parking. The garden is North-West facing and benefits from sun most of the afternoon and evening.

## Property Features

Stylish kitchen/family room

Multiple ensuite

Spacious garden grounds

Modern build (2021)

Integral double garage

Gas central heating

Double glazing

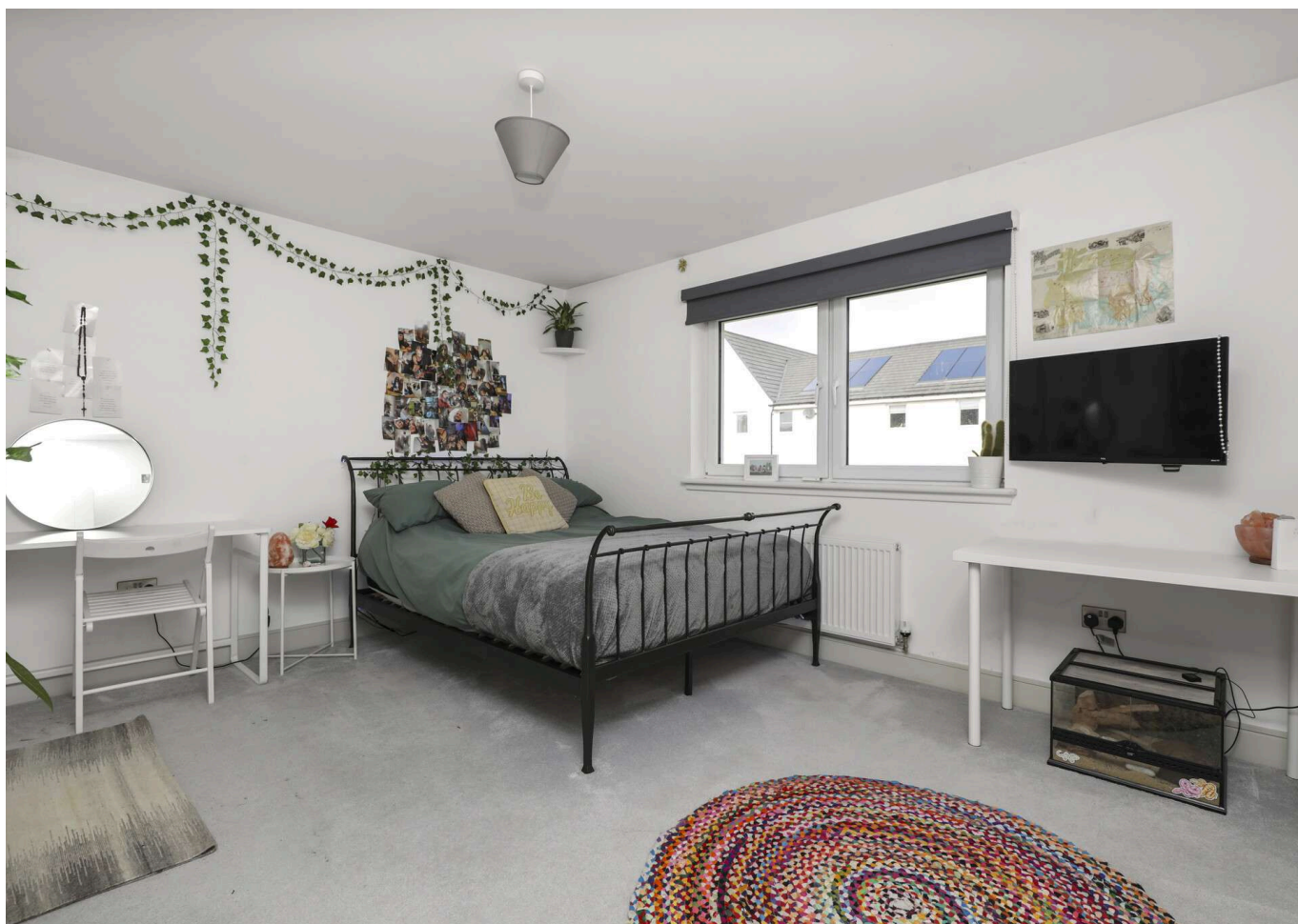




















This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the standard floor area, please refer to the Home Report.

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 close by. 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

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures (unless specified below). Items not included in the sale are the washer/dryer, pulley (within the utility room), wall mounted coat rack, living room light fitting (this will be replaced) and fan (within the master bedroom). The seller will not warrant the working order of any remaining appliances, systems or services.

The development is factored by SG Property Management. Factoring costs are approximately £72 per annum.

**AS Anderson Strathern**

**Find out more**

**0131 270 7777**

**[andersonstrathern.co.uk/residential-property-service/](http://andersonstrathern.co.uk/residential-property-service/)**

## Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**espc**

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