



30 Phillips Avenue
Haddington
EH41 3QU

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An excellent opportunity has arisen to acquire this lovely three-bedroom semi-detached family home in the charming East Lothian town of Haddington.

This bright and roomy (93sqm) property is beautifully presented throughout and situated in a popular modern development. On the ground floor is an entrance hallway leading into an open plan kitchen/dining area, large living room with bifold doors to rear garden, laundry room, and WC. On the first floor, there are three good-sized bedrooms (one with ensuite shower room), family bathroom with shower over bath, and storage cupboard.

The property further benefits from an enclosed garden, private driveway, gas central heating and double glazing.

Property Features

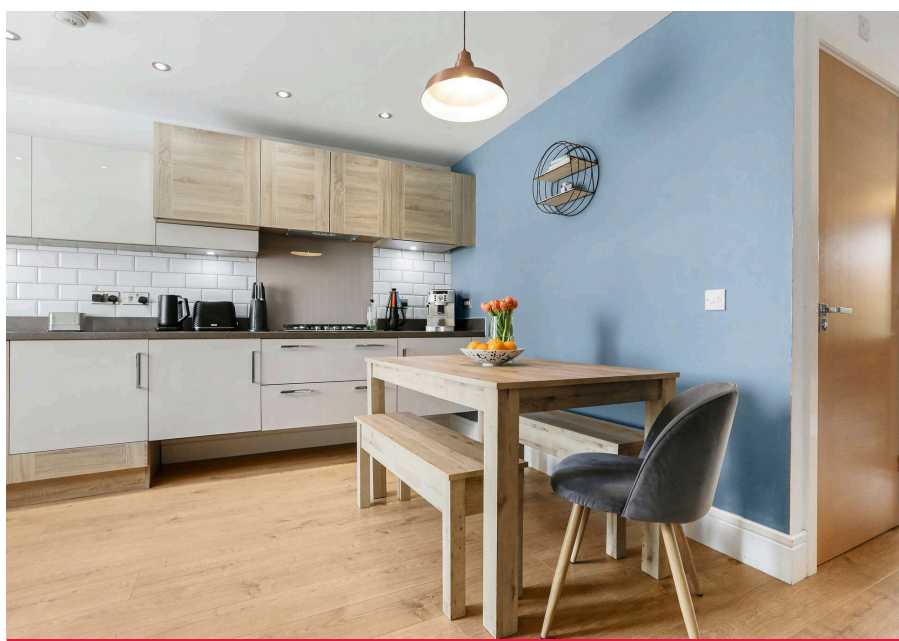
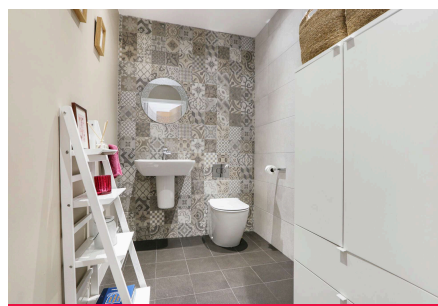
Desirable location

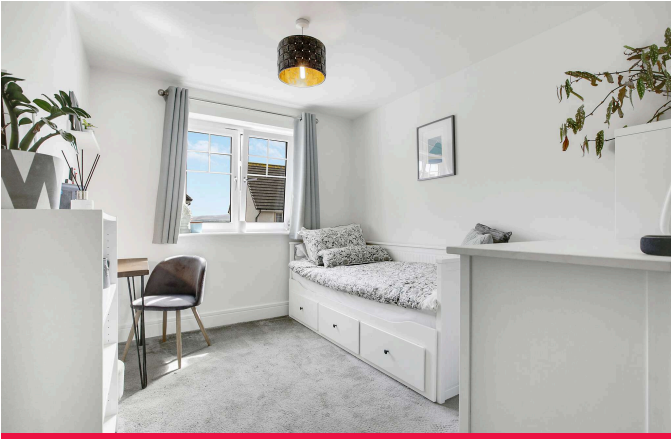
Private enclosed garden

Driveway

Modern interior

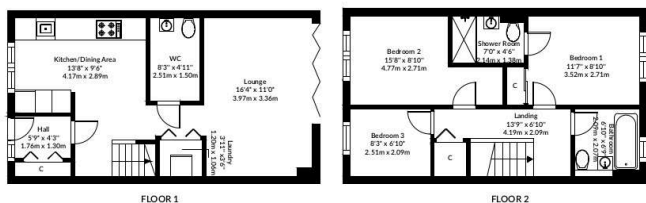
Bright and spacious







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 counties 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.



vistaBee

This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboards/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (0110827) vistaBee 2020

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.

AS Anderson Strathern

Find out more

0131 270 7777

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.

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