

4 Davids Way

HADDINGTON, EH41 3DY



Two-bedroom semi-detached house which occupies a prime position in a sought-after modern development in Haddington



0131 524 9797



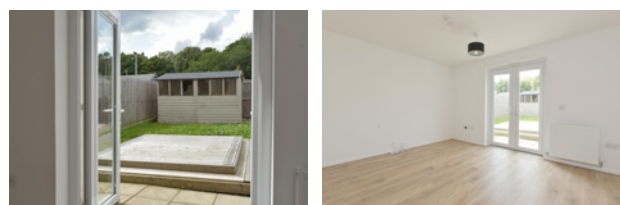
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this two-bedroom semi-detached house which occupies a prime position in a sought-after modern development in Haddington. The property is presented to the market chain free and in excellent condition making it an ideal first-time buy.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is flooded by natural light via French doors which open to the private rear garden. The living room offers various possible furniture configurations.
- Fully equipped kitchen which is fitted with modern integrated appliances.

THE KITCHEN





- The property has a main family bathroom with a three-piece suite and a downstairs WC.
- The house is well served by two generous double bedrooms.

THE BATHROOM



BEDROOM 1



BEDROOM 2

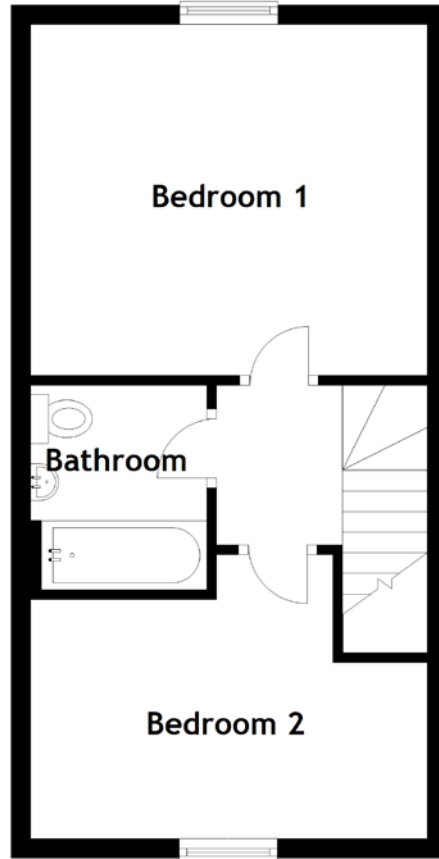
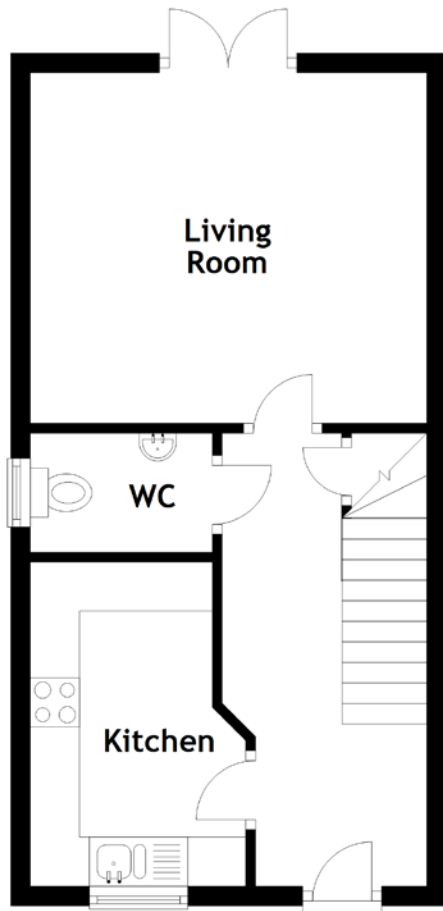


In addition, the property includes parking to the rear, private front and back gardens and benefits from double glazing windows and modern gas central heating which creates a warm and cost-effective home year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

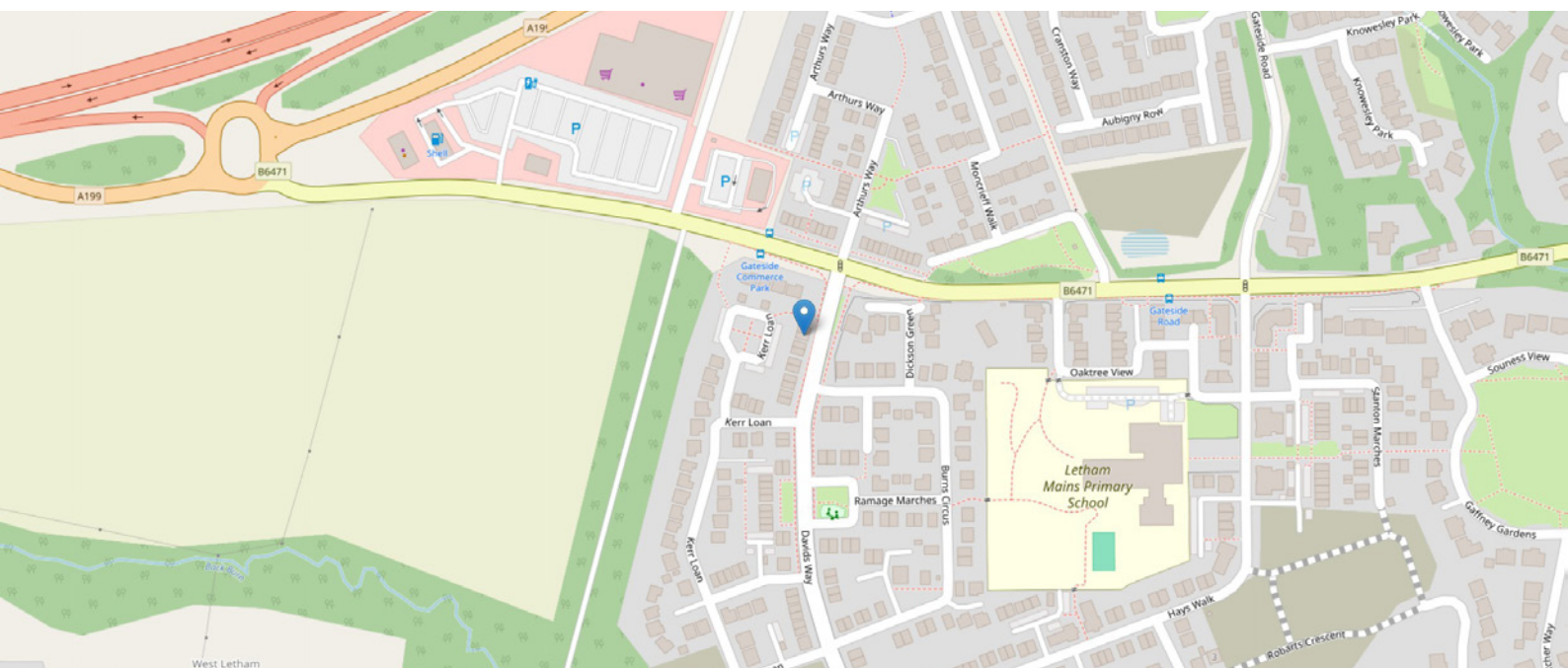


Approximate Dimensions
(Taken from the widest point)

Living Room 4.03m (13'3") x 3.57m (11'9")
 Kitchen 3.30m (10'10") x 2.19m (7'2")
 WC 1.85m (6'1") x 1.21m (4')

Bedroom 1 4.03m (13'3") x 3.60m (11'10")
 Bedroom 2 4.03m (13'3") x 2.89m (9'6")
 Bathroom 2.08m (6'10") x 1.79m (5'10")

Gross internal floor area (m²): 66m²
 EPC Rating: B



THE LOCATION

The historic market town of Haddington lies on the River Tyne approximately eighteen miles east of Edinburgh and is situated in the heart of East Lothian's attractive countryside. The town itself offers an excellent range of local shops, a sports centre with a swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington offers a broad range of social and cultural activities generated by the lively local community including concerts in the magnificent 14th-century St Mary's Parish Church.





Edinburgh City Centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport, and motorway links to the north, south, and west are all readily available via the A1. The A1 expressway to Dunbar also provides easy access to the south. Access to Edinburgh is via the A1 taking approximately thirty minutes to drive and there are train stations at nearby Drem and Longniddry Stations and a frequent bus service. There are excellent public transport services to and from Edinburgh city centre and surrounding towns and villages including the coastline.

There is good local schooling at primary and secondary levels.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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