



1 Bothwell Avenue, Haddington EH41 4FB

**KILGOUR**  
PROPERTY

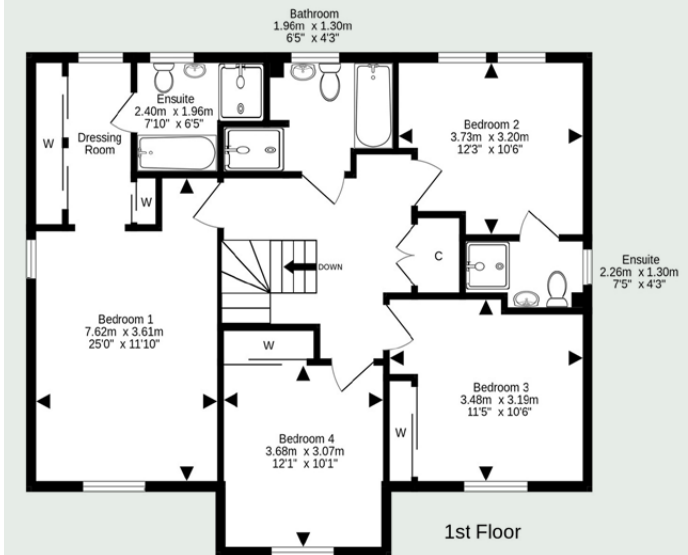
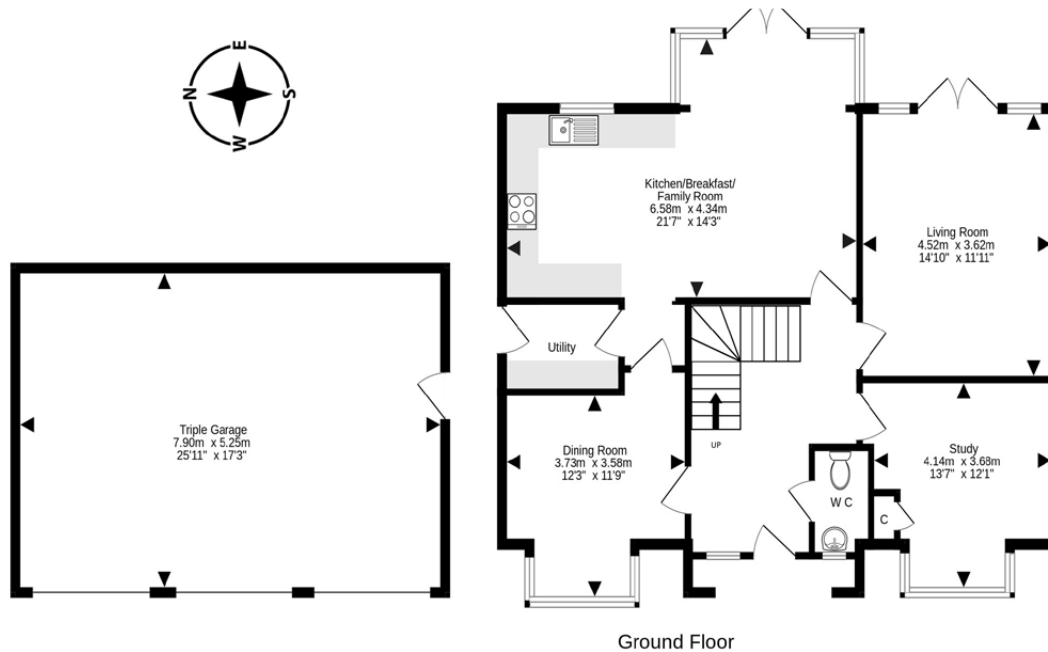






2 4 3 B G   
EPC BAND COUNCIL TAX BAND

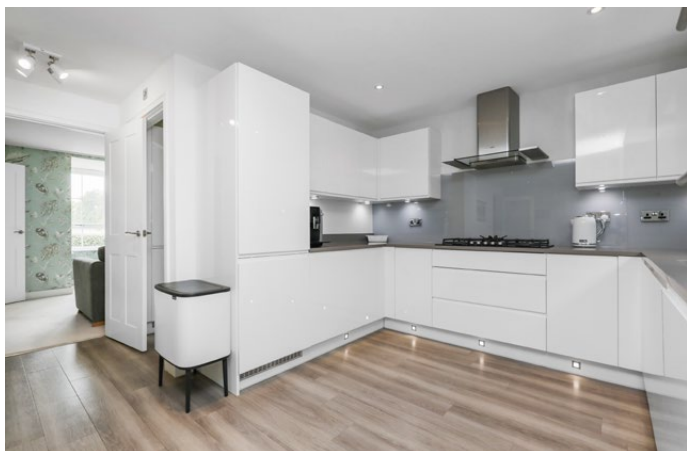
Lounge	14'10 X 11'11	4.52 x 3.62
Kitchen/Breakfast/ Family Room	21'7 x 14'3	6.58 x 4.34m
Dining Room	13'3 x 11.9	3.73 x 3.58m
Office/Study/Bedroom 5	13'7 x 12'1	4.14 x 3.68m
Bedroom 1	25'0 x 11'10	7.62 x 3.61m
En Suite	7'10 x 6'5	2.40 x 1.96m
Bedroom 2	12'3 x 10'6	3.73 x 3.20m
En Suite	7'5 x 4'3	2.26 x 1.30m
Bedroom 3	11'5 x 10'6	3.48 x 3.19m
Bedroom 4	12'1 x 10'1	3.68 x 3.07m
Bathroom	6'5 x 4'3	1.96 x 1.30m





- Spacious Lounge
- Dining Room
- 4 Bedrooms (2 with En Suite)
- Double Glazing
- Triple Detached Garage
- Separate Kitchen/Breakfast/Family Room
- Home Office/Bedroom 5
- Bathroom
- Private Gardens to the Front Side & Rear
- Council Tax - Band G
- Utility
- WC
- Gas Central Heating
- Private Parking
- EPC - Band B





Viewing by appointment through selling agent on 0131 273 5233

## Description

A simply stunning detached family home sitting on an impressive plot that is surrounded by mature countryside offering a private feel within a popular residential development that is both close to amenities and very well placed for commuting.

The property benefits from gas central heating and is double glazed.

Externally there are beautifully maintained private gardens to the front side and rear as well as space for private parking and a triple detached garage.

## Location

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.



























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