



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5 Dalhousie Wynd

Haddington, East Lothian EH41 3FT

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Tucked away in a modern development in popular Haddington, in the heart of East Lothian, this delightful two bedroom semi-detached house, enjoys a peaceful yet well-connected address. The stunning beaches and renowned golf courses are on your door step and Edinburgh city centre is 30 minute journey via the A1.

The property is beautifully presented, starting with a bright and airy hallway, housing a practical downstairs WC. The stylish living room has patio doors opening onto the landscaped garden, with sunny raised deck area. Enjoying a front facing position is a stylish well-appointed kitchen with a full complement of fully integrated appliances.

Upstairs are two excellent double bedrooms; both with built-in wardrobes and completing this appealing home is a stylish three-piece bathroom, with a shower fitted over the bath with a glazed screen. Attic space provides additional storage.

Property Summary

- Semi-detached house in popular Haddington
- Elegant living room with patio doors onto garden
- Sleek white kitchen with fully integrated appliances
- Downstairs WC
- Two bedrooms with built-in wardrobes
- Attractive three-piece bathroom
- Gas central heating & double glazing
- Small front garden & landscaped rear garden
- Resident parking areas & on-street parking
- EPC Rating - C | Council Tax Band - D







Lovely
two bedroom
semi-detached
house, in popular
Haddington





Externally, there is a small garden area to the front and an enclosed landscaped rear garden. The rear garden is split level with a paved patio, up to a lawned area with a sunny decked seating area to the rear.

Parking: The development has provided resident/visitor parking areas, along with on-street parking.

Factor: Factored by Ross & Liddell with an approximate cost of £40 per quarter, this covers maintenance of the communal areas.

Extras: All fitted floors coverings, blinds, and all integrated kitchen appliances, to be included in the sale.

This lovely semi-detached house, not only offers a beautiful living environment but also places you within easy reach of Haddington centre, with a walk along the path beside Letham Burn & onto riverside walks along the River Tyne.



River Tyne, Haddington



Haddington

The Royal Burgh of Haddington is a highly regarded town in East Lothian, popular with commuters, only 20 miles east of Edinburgh and easy access to the A1. The history of this charming town can be seen in its architecture, with a quaint high street and old mills dotted along the River Tyne.

Haddington has a wealth of amenities, expected from a main administrative town, and the headquarters for East Lothian Council, with a library and a hospital. A farmers market is held on the last Saturday of every month. Surrounded by beautiful countryside and the fabulous beaches along the East Lothian coastline, there is a wealth of outdoor leisure opportunities, and the Aubigny Sports Centre, facilities include swimming pool, gym, fitness classes, sauna & steam room and various outdoor pitches.

Haddington has its own golf course, with other renowned East Lothian courses nearby, including Muirfield at nearby Gullane. Schooling is well catered for with, numerous nurseries, two primary schools and Knox Academy. .



Letham Burn running in front of property



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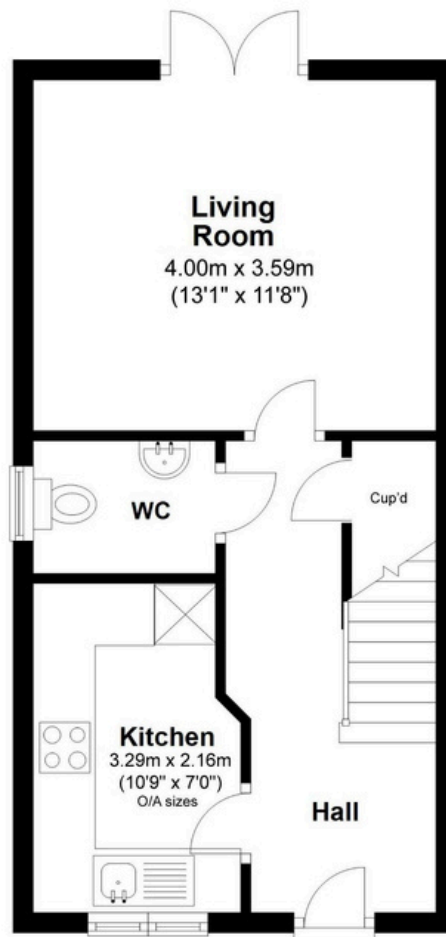
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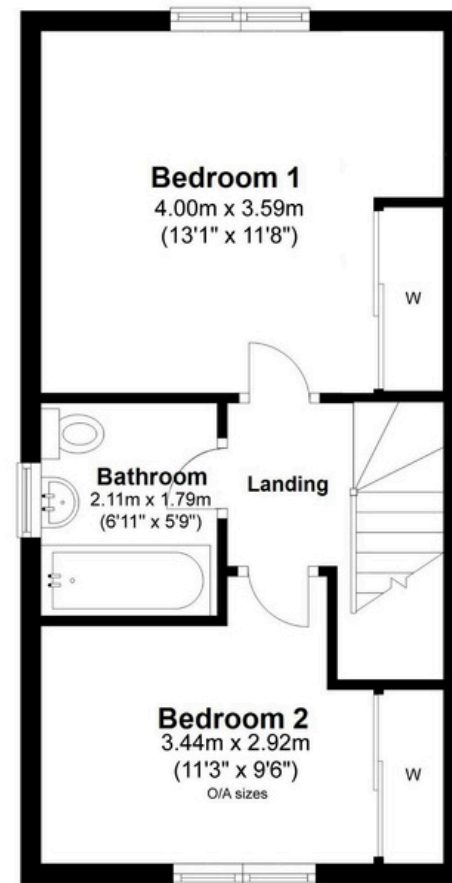
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 67.4 sq.metres (725.4 sq. feet)



Ground Floor

Approx. 33.7 sq.metres (362.7 sq. feet)



First Floor

Approx. 33.7 sq.metres (362.7 sq. feet)