



32 Phillips Avenue
HADDINGTON | EAST LOTHIAN | EH41 3QU


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Set on a quiet street in the highly sought-after town of Haddington, surrounded by excellent amenities, quick transport links and vast open green spaces in this immaculately presented semi-detached, modern house. Boasting a wide driveway, private gardens, gas central heating and double glazing this property would make an ideal home in a highly sought-after location. The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, bright lounge with feature folding doors that flood the room with an abundance of natural light, a luxury kitchen with contemporary units and generous dining space, a useful W/C compartment and following up a carpeted staircase the upper level enjoys a master bedroom with built-in wardrobes and elegant en-suite shower room, two further well-proportioned bedrooms and the home is completed by a main bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn with a decked and a paved section ideal for al fresco entertaining.

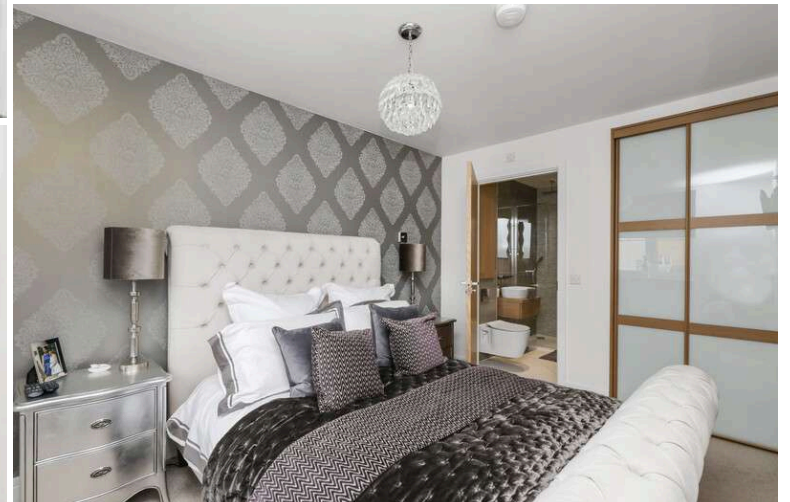
- Modern semi-detached house
- Quiet setting within the popular town of Haddington
- Easy commuter distance of Haddington
- Private landscaped gardens
- Wide driveway
- Welcoming hallway
- Bright lounge with bifold doors to garden
- Contemporary kitchen
- Large utility cupboard
- Three well-proportioned bedrooms
- Two bathrooms and a W/C
- Hive heating system

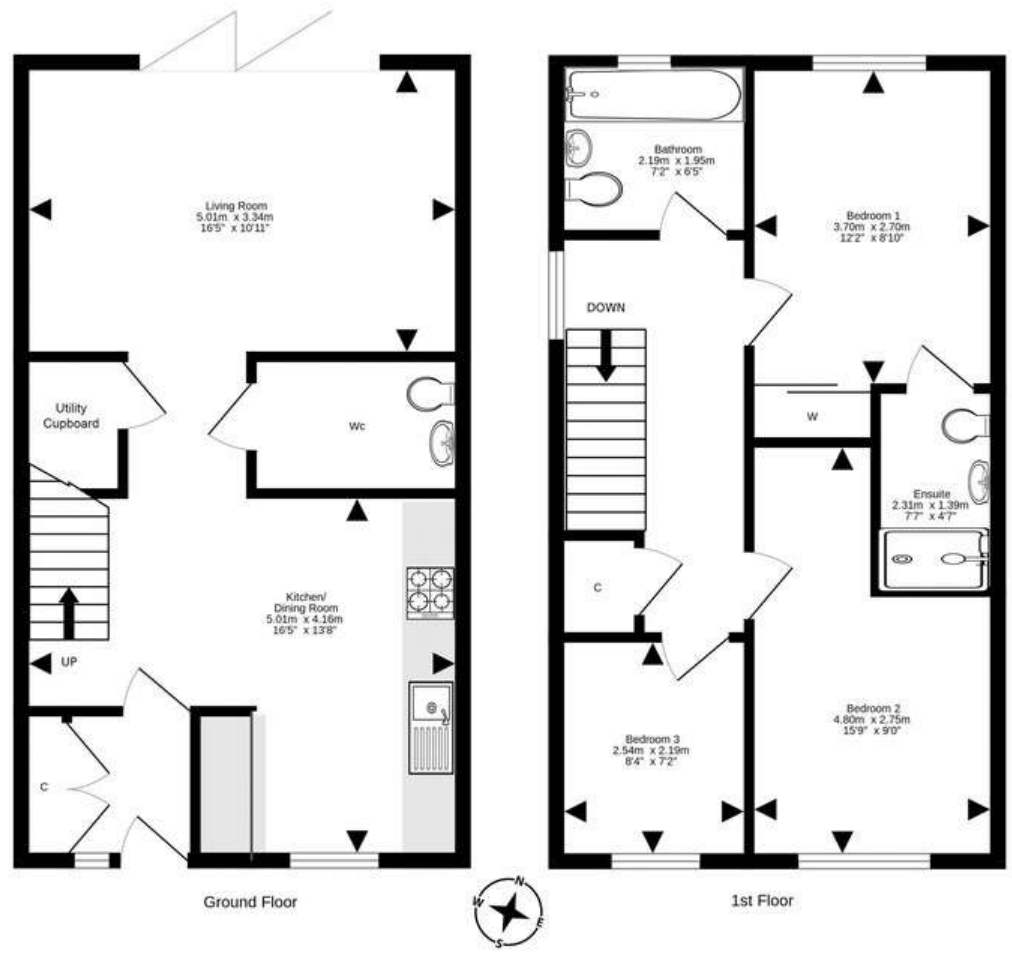
The blinds, curtains and white goods will be included in the sale. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green, in addition to a variety of clubs and organisations to cater for adults and children alike. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. High quality schooling is well represented from nursery to senior level. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry.





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