



67 Wellside
HADDINGTON | EH41 4RP


warners
solicitors & estate agents



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Warners is pleased to present this beautifully maintained two-bedroom, mid-terraced home, located on a quiet street in a sought-after residential area of Haddington, East Lothian. The entrance vestibule leads to a bright, spacious, front-facing living room, featuring wood-effect laminate flooring and carpeted stairs to the landing. The well-sized kitchen, which opens directly to the rear garden, is equipped with modern cabinetry, laminate countertops, a stainless steel sink, and tiled splashbacks. Appliances include an integrated ceramic hob, electric oven, extractor hood, washing machine, fridge, and freezer.

Upstairs, the primary bedroom offers carpeted floors, recessed lighting, and a built-in wardrobe, while the second bedroom, positioned at the rear, has carpeted flooring and space for additional freestanding furniture. The bathroom includes tiled flooring, a modern white suite with an electric over-bath shower, and a ladder radiator.

Outside, the property enjoys a south-west facing rear garden with a patio area, lawn, and access to a resident's car park.

- Immaculate two-bedroom home in quiet Haddington location.
- Bright, spacious living room with quality laminate flooring.
- Modern kitchen with direct garden access.
- Primary bedroom with built-in wardrobe.
- Stylish bathroom with electric over-bath shower.
- South-west facing garden and residents' parking.

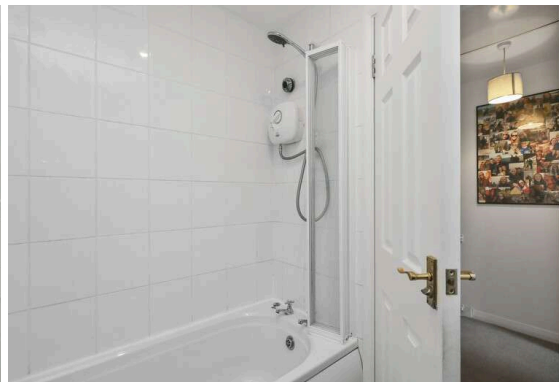
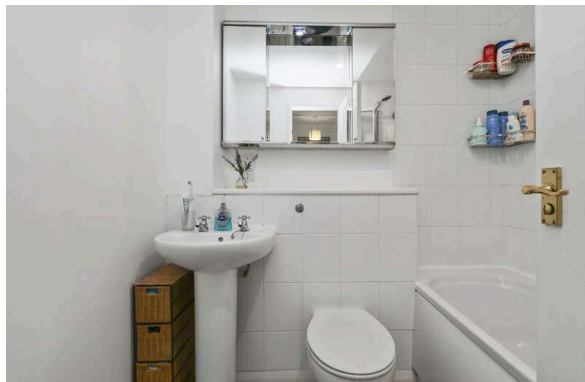
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

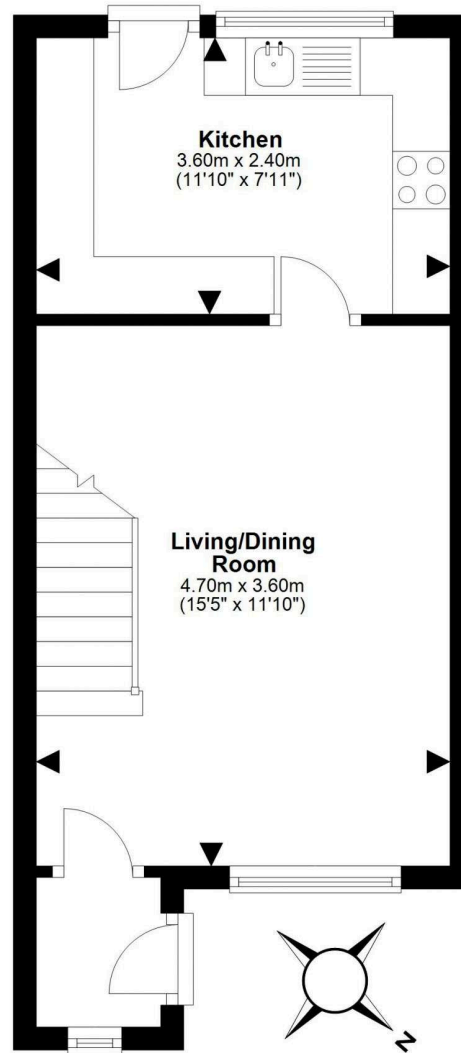


The popular East Lothian market town of Haddington, lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of shopping and banking facilities, mainly small specialist shops serving the local community. Leisure pursuits on offer include a number of restaurants and bars, a golf course, swimming pool and tennis courts, in addition to a variety of clubs and organisations to cater for adults and children alike. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre 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 Dunbar or Longniddry.

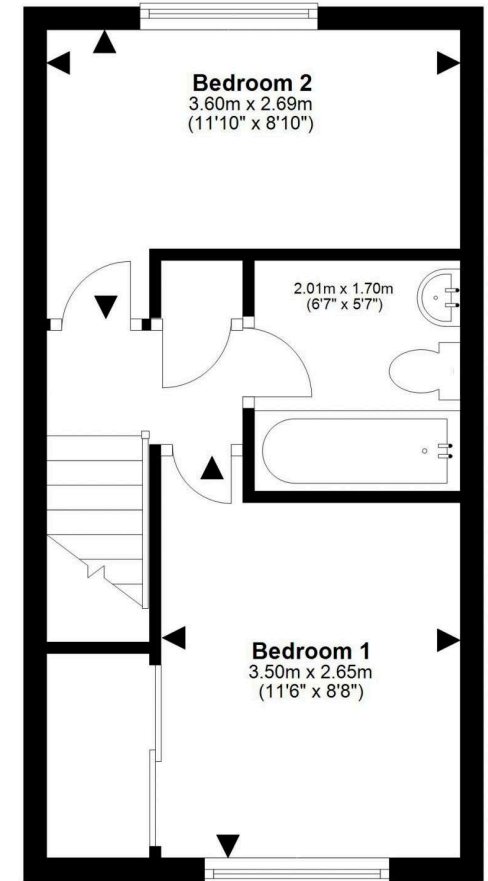
EPC C, Council tax C. There are no factors associated with this property.

Extras included in this sale are the fridge, freezer, garden shed and blinds in all rooms (except bedroom 2)





Ground Floor



First Floor

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