



16 Hamilton Avenue
HADDINGTON | EH41 3FX


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Beautifully presented two-bedroom, terraced home boasting a private rear garden, and forming part of a modern development in the sought-after town of Haddington in East Lothian.

This stunning home offers well-planned accommodation over two levels, has been tastefully decorated throughout, and is offered to the market in move-in condition. On the ground floor, the well-sized living/dining room forms the main public space in the property, and from here French doors open to the private rear garden. The contemporary kitchen benefits from gas hob and a good amount of integral cupboard storage. A WC completes the accommodation on this level.

Moving upstairs, both bedrooms are of a good size, with both rooms benefiting from built-in wardrobe storage. The family bathroom with stylish white suite completes the internal accommodation.

Offering immense appeal to a wide range of buyers including those looking for their first home, young families, and those looking to downsize, early viewing is highly recommended.

- Two-bedroom terraced home
- Private rear garden
- Living/dining room
- Kitchen
- WC
- Two bedrooms with integral wardrobe storage
- Bathroom
- Gas central heating
- Double glazing
- Allocated parking space

Factor fee - £100 Deposit and approx. £71 per year.

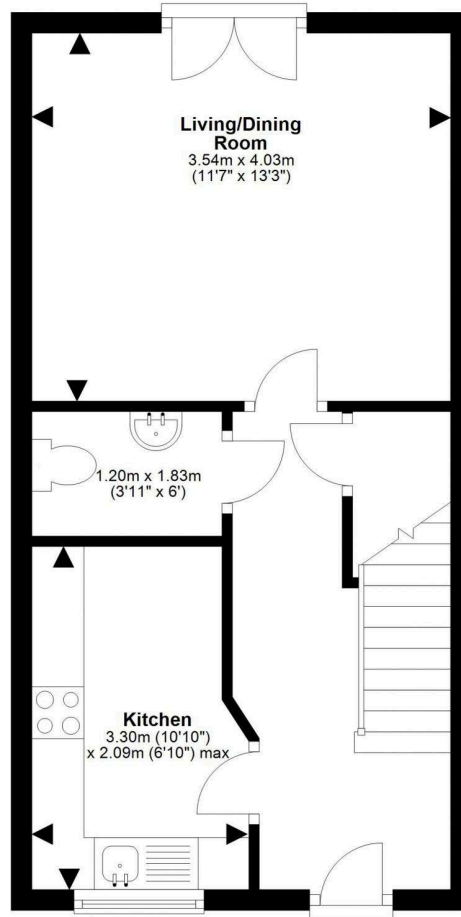
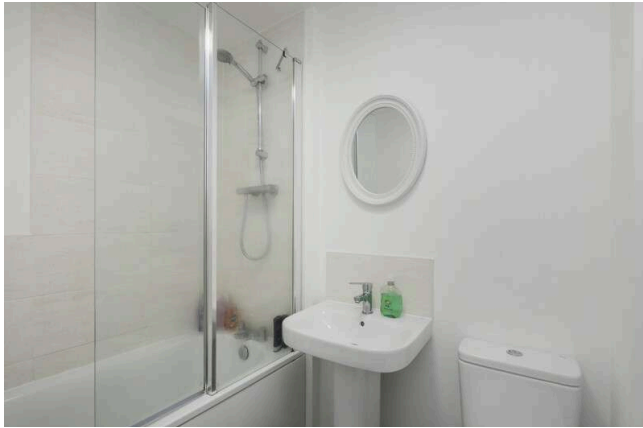
All blinds and integrated appliances will be included in the sale while other items of furniture can be included with separate negotiation. EPC Rating B.

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

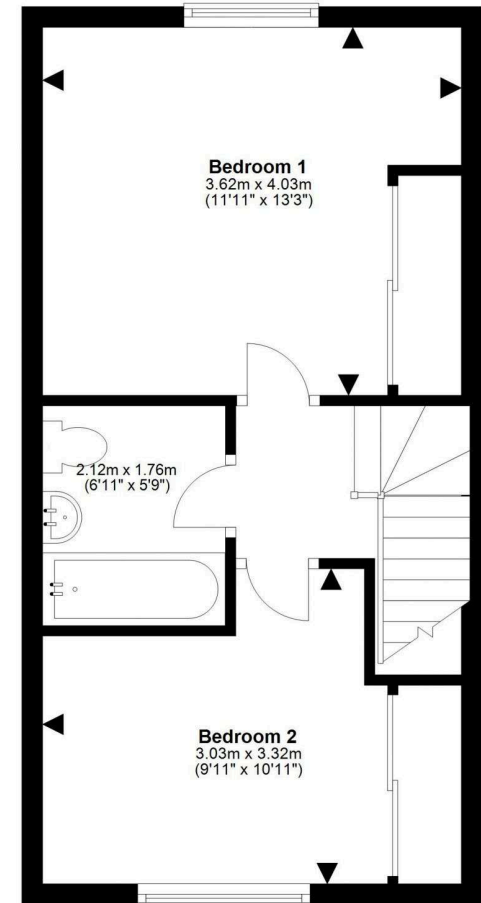


The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural 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. 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.





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.