



23 Davids Way
HADDINGTON | EH41 3DY


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Nestled in the heart of a modern, manicured development in sought-after Haddington is this well-presented semi-detached house. Boasting a fully enclosed garden to the rear with ample parking behind, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with generous dining space and French doors to the rear garden, a contemporary kitchen with attractive units and following up a carpeted staircase the first floor enjoys two spacious bedrooms (one with built-in mirrored wardrobes) and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn.

- Modern semi-detached house
- Private, fully enclosed rear garden with parking behind
- Move-in condition
- Welcoming hallway
- Bright lounge with dining space and French doors
- Contemporary kitchen with attractive units
- Two large double bedrooms (one with built-in wardrobe)
- Stylish bathroom with shower over bath
- Gas central heating and double glazing

EPC B, Council tax D. Factors covered by Ross & Liddel and cost approx £75 - £80 per 6 months. The factor covers the maintenance of the publicly accessed parts of the area; car parks, play parks, roads, any communal areas around the estate

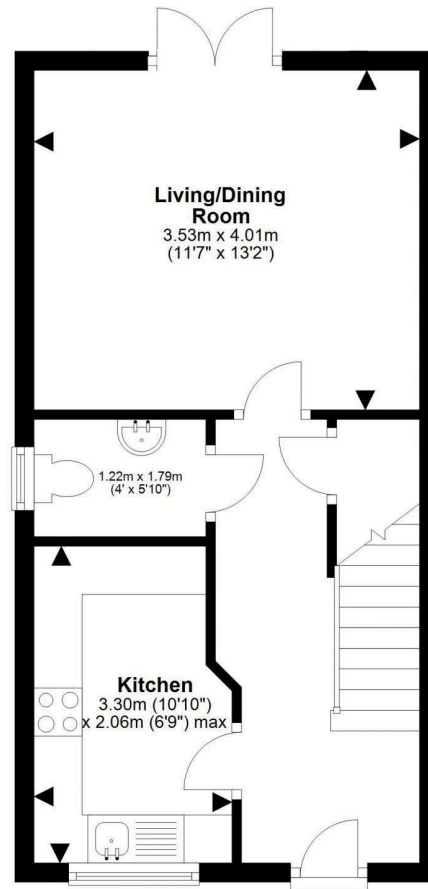
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



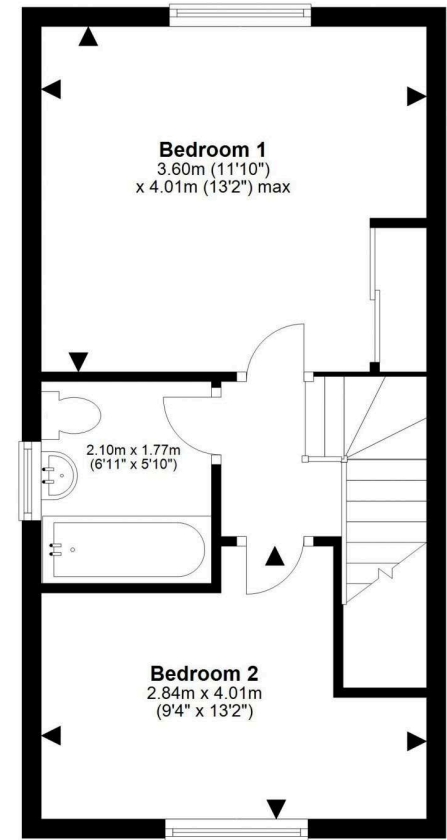
The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural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

All blinds, light fittings/shades, dishwasher, single oven, fridge, freezer, gas hob, cooker hood/fan included in the sale.
Couch and sofa bed can be available by separate negotiation.





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.