



52 Davidson Terrace
HADDINGTON | EAST LoTHIAN | EH41 3BD


warners
solicitors & estate agents



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Most appealing mid terraced villa offering light and spacious accommodation ideal for a family. Quietly situated in a residential street, the property is conveniently placed for easy access to a superb choice of amenities within the town and the A1 for commuting.

Viewing is highly recommended to appreciate the generous size of the accommodation on offer here. Great features include a modern white gloss fitted kitchen and a shower-room including a wash-basin set in vanity unit and mixer shower/drench head. Gas central heating and double glazing ensure comfort and warmth. The fully enclosed rear garden is safe for young children and includes a lawn, decking area and summerhouse with power.

- Entrance hall with storage
- Living room with feature fireplace
- White gloss fitted kitchen
- Three double sized bedrooms
- Shower-room/mixer shower
- Gas central heating
- Double glazing
- Front garden
- Rear garden with summerhouse/power
- On street parking
- Great local amenities and transport links
- Convenient for anyone connected to the nearby East Lothian Community Hospital

Energy Rating C. Council Tax band C.

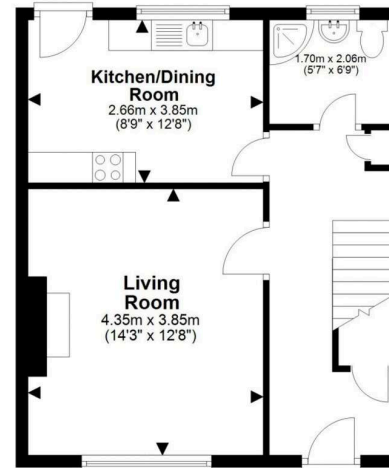
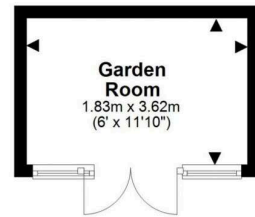
The curtains and blinds will be included in the sale.

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

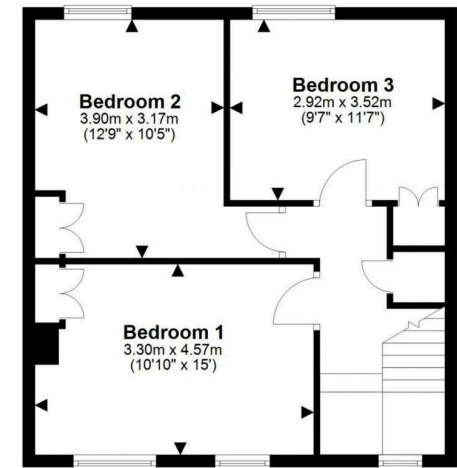


The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural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

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