



1 DOVECOTE VIEW
HADDINGTON, EAST LoTHIAN, EH41 4HX



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Set within a sought-after Robertson Homes development on the rural edge of Haddington, 1 Dovecote View is a stunning contemporary detached house which offers spacious living accommodation with stylish interior design and high-end finishings. Covering over 1962 square feet, this executive four-bedroom property offers its inhabitants the very best, including two reception rooms, a state-of-the-art kitchen, two bathrooms and a WC. It also features a south-facing garden, a single integral garage, and a driveway for 2 cars. Inside, a bright hall sets a welcoming tone, with soft finishes and an Amtico floor (also found in other parts of the home). It also provides a WC cloakroom for added convenience. On the left, the living room enjoys an elegant aesthetic, set against an olive-toned accent wall. Oversized windows further enhance the large space, ensuring a flood of natural light. To the rear, the breakfasting kitchen/dining room is a sociable centrepiece. It has a highly stylish design, incorporating generous cabinet storage in white and wood tones alongside luxurious Silestone worktops (by Cosentino) with a breakfast bar return. Integrated appliances add the finishing touch. An openly accessed, dual-aspect garden room, characterised by a vaulted ceiling with full-height windows, is another standout feature. There is also a separate utility room with further storage.

FEATURES

- A stunning contemporary detached house
- Part of a sought-after development
- Set on the rural edge of Haddington
- Bright entrance hall with a WC cloakroom
- Large living room
- Stylish breakfasting kitchen/dining room
- Separate utility room with further storage
- Garden room with full-height windows
- Four double bedrooms (two with built-in wardrobes)
- Contemporary three-piece en-suite shower room
- Premium family bathroom with four-piece suite
- Well-maintained front garden
- Enclosed rear garden with south-facing aspect
- Monoblock driveway and integral garage
- Daikin hybrid heat pump and double-glazed windows





Upstairs, the four double bedrooms maintain the exceptional standards, each enjoying modern décor and plush carpets, bedroom two having a built-in double wardrobe. The expansive master bedroom also boasts triple built-in wardrobes and a contemporary en-suite shower room. Finally, a premium family bathroom includes a hidden-cistern toilet, a half-pedestal washbasin, a shower cubicle, and a double-ended bath with a handheld shower. The property has double glazing and a Daikin hybrid heat pump (combining a heat pump and gas boiler) for maximum comfort. Externally, the south-facing rear garden is neatly landscaped and fully enclosed, featuring a lawn and patio, as well as the architectural interest of the rear extension. To the front, a well-maintained lawn adds further kerb appeal, while a monoblock driveway and integral garage provide private parking.

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances (induction hob, concealed extractor, oven and microwave combi oven, fridge/freezer, and dishwasher) to be included in the sale.







Haddington, East Lothian

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.







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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

