



14 DOVECOTE VIEW
HADDINGTON, EAST LoTHIAN, EH41 4HX



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A beautifully presented detached home in the desirable market town of Haddington, this contemporary four-bedroom property offers stylish, well-proportioned interiors, including a family bathroom, two en-suite shower rooms, and a ground-floor WC, alongside solar panels, an immaculate enclosed garden, and an integral garage. Enjoying a peaceful residential setting close to open countryside and within easy reach of East Lothian's stunning beaches, the home also lies under two miles from the town centre and local schooling, with the nearby A1 providing swift routes into Edinburgh.

The reception hall, with direct garage access, sets the tone for the tasteful interiors, with wood-style flooring continuing throughout the ground floor, and an elegantly decorated WC. The bright, south-facing living room is enhanced by bold accent décor, while the kitchen forms the social heart of the home with a dining/snug area, breakfast peninsula, and garden access. The well-appointed kitchen is fully integrated, pairing contemporary mottled-grey cabinetry and white worktops with an induction hob, double wall oven, fridge freezer, and dishwasher. Space for further appliances is discreetly housed within the WC cloakroom/utility room.

FEATURES

- Impressive detached family home with a peaceful residential setting
- Reception hall with WC/utility room and garage access
- Comfortable south-facing living room
- Stylish integrated kitchen with dining/snug/breakfast areas and garden access
- Two double bedrooms with fitted wardrobes and en-suite shower rooms
- Two further good-sized bedrooms (study option)
- Family bathroom with bath and linen storage
- Bright upper landing
- Immaculate enclosed garden with shed, lawn, and seating terraces
- Private driveway and integral single garage
- Gas central heating, solar panels, and double glazing





Upstairs, two double bedrooms enjoy neutrally tiled en-suite shower rooms and fitted mirrored wardrobes, including the principal suite and a guest/teenager suite. Two further comfortable bedrooms are served by a family bathroom with a bath and nearby useful linen storage. All four bedrooms, together with the bright landing, are plushly carpeted and decorated in calming tones. Gas central heating, solar panels, and full double glazing complete the home's efficient modern specification.

Externally, the meticulous presentation continues in the enclosed rear garden, designed for low-maintenance outdoor living. A small lawn, generous paved terraces, and raised plant beds create an attractive setting for summer gatherings. To the front, the driveway and integral single garage provide excellent private parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.







Haddington, East Lothian

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
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

