



51 ARTHURS WAY

Haddington, EH41 3DF



1

Public Room



3

Bedrooms



2

Bathroom

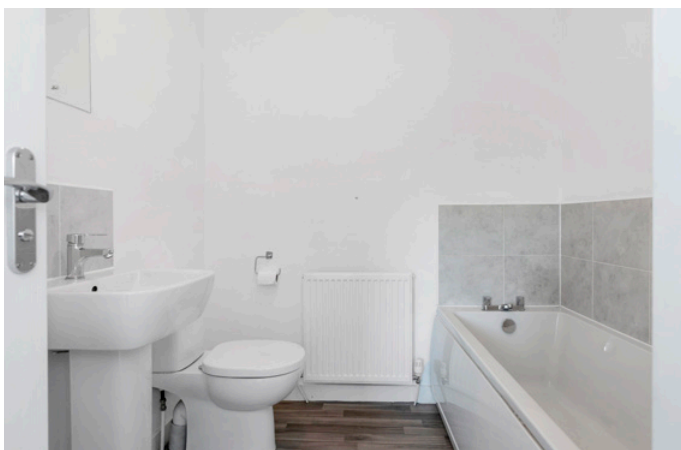


51 ARTHURS WAY

Situated within a popular modern development in Haddington, this three-bedroom end-terraced house is a bright and spacious family home enjoying stylish contemporary interiors and excellent outdoor space. The accommodation includes a generous living room, a modern dining kitchen opening onto the rear garden, a principal bedroom with an en-suite shower room, two further bedrooms, and a family bathroom, plus a convenient ground-floor WC. The enclosed rear garden provides a safe and versatile outdoor area, whilst residents' parking is available at the front of the building, all within easy reach of local amenities, schools, and transport links connecting to Edinburgh.







Please note: This image has been virtually staged

 EPC RATING	 COUNCIL TAX BAND	VIEWING By appointment only with Gilson Gray on 01620 893 481
-----------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------

Features

- Modern end-terraced house in popular Haddington
- Bright and spacious contemporary interiors
- Generous living room with neutral décor
- Stylish dining kitchen with garden access
- Principal bedroom with en-suite shower room
- Two additional bedrooms
- Family bathroom
- Convenient ground-floor WC
- Enclosed rear garden with lawn
- Gas central heating and double glazing
- Residents' off-street parking





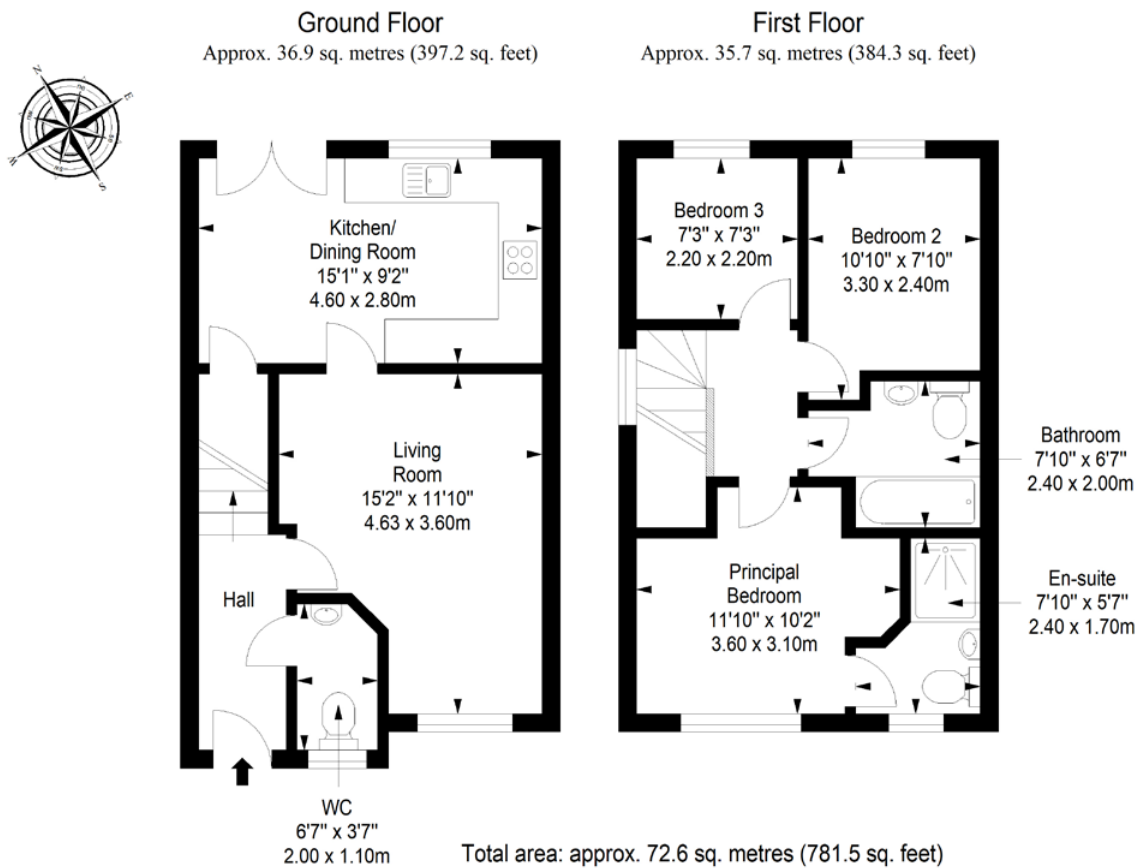


Extras: All fitted floor and window coverings and light fittings are included.



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.



@gilsongrayprop
 gilson gray property
 gilson gray property
 @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.