

46 Arthurs Way, Haddington, EH41 3DG



Description

Beautifully appointed 4 bed detached home benefiting from carefully considered interior specification, which features thoughtful design elements and comes with deluxe fixtures and fittings and crisp decor. Commanding an enviable setting within a sought after development, this perfectly-proportioned home is a natural choice for a professional couple or family, and offers comfortable and stylishly presented living space which comes with the added attraction of a sunny south-west facing rear garden offering an ideal space for summer relaxation and outside entertaining.

- Hallway with cloak room/WC
- Living room featuring a set of French doors to rear garden
- Well equipped kitchen/breakfast room
- Formal dining room/snug lounge
- Generous master bedroom with fitted wardrobes and en-suite
- Three further bedrooms
- Principal bathroom consisting of a three-piece white suite with shower attachment
- Gas central heating and double glazing
- Enclosed sunny rear garden
- Garage and monobloc drive providing ample off street parking

Extras

The fitted carpets, blinds, oven, hob, dishwasher and fridge/freezer are included.

Factor

The development is factored by SG Property Management for approx. £100 per annum according to the vendor. This covers maintenance of communal areas.

EPC Rating: B

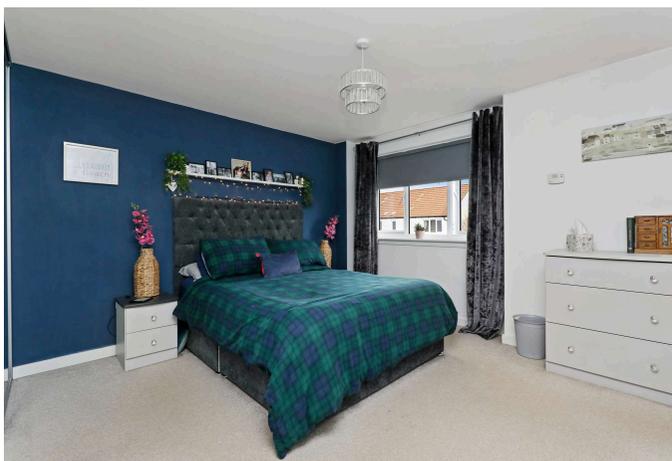


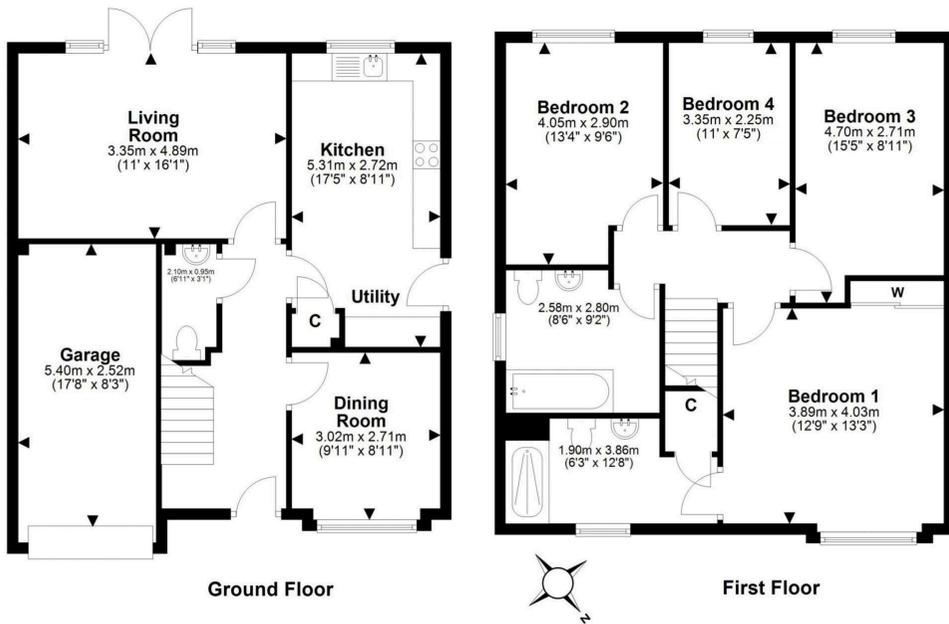
Location

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street and within Haddington itself, there is a range of supermarket shopping including a Tesco. A range of unique shops, eateries and popular brand stores are also within easy reach including the recently developed Haddington Retail Outlet. Schooling at both primary and secondary levels are both catered for within the town. There are several active sports clubs and a swimming pool. Pleasant walks are plentiful in the area and further afield towards the coast including Amisfield Wall Gardens, Gullane (where there is also a choice of highly regarded golf courses), North Berwick and Tantallon Castle. The A1 motorway is within easy reach offering quick and convenient access to the north and south along with a direct connection to the Edinburgh City By-Pass (A720). There are train stations in neighbouring villages with links to Edinburgh and London.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

