



22 PHILLIPS AVENUE

Haddington, East Lothian, EH41 3QU



1

Public Room



4

Bedroom



2

Bathroom

22 PHILLIPS AVENUE

Enjoying a desirable residential setting in Haddington, this contemporary detached home combines bright, well-presented interiors with attractive gardens and excellent everyday convenience. A particularly appealing feature is the abundance of natural light, with a sunny dual-aspect living room, generous windows and bi-fold doors creating a wonderful connection between the indoor living spaces and the garden.

The welcoming entrance hall offers useful storage and a WC, leading to the spacious living room, where the dual-aspect windows maximise sunlight and bi-fold doors open directly onto the rear garden. The stylish kitchen/dining room provides an equally inviting space for everyday living and entertaining, with well-appointed fittings, plenty of natural light and further bi-fold doors offering easy access outside. Upstairs, the four versatile bedrooms provide flexible accommodation for family, guests or home working, complemented by a family bathroom with a towel warmer.







FEATURES

- Contemporary detached home in Haddington
- Bright entrance hall with storage and a WC
- Sunny dual-aspect living room with bi-fold door to the rear garden
- Four versatile bedrooms
- Stylish well-appointed kitchen/dining room with modern appliances and cabinetry
- Landing with storage
- Family bathroom with a towel warmer
- Private gardens with outdoor seating, a deck and lawn
- Driveway parking and a garage
- Gas central heating and double glazing

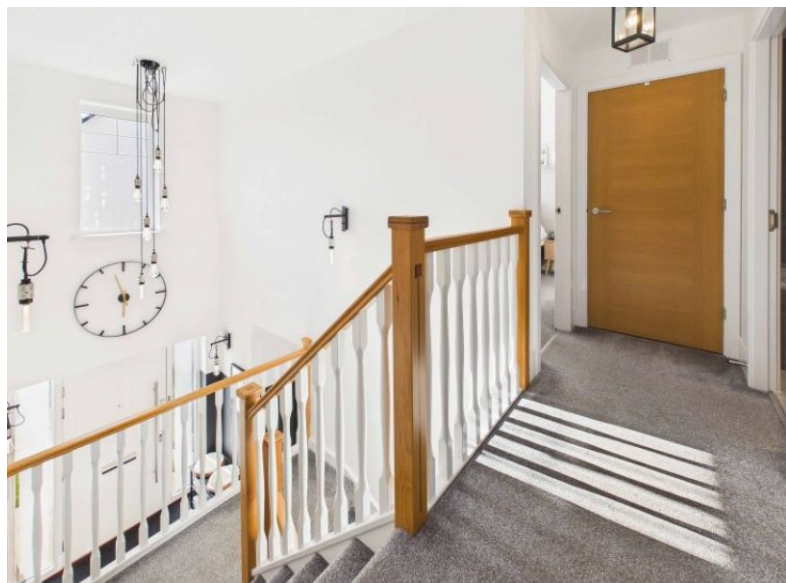




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The private gardens are a real asset, featuring a deck, outdoor seating and lawn to create appealing spaces for relaxing, dining and entertaining. A driveway and garage provide valuable parking and storage, while gas central heating and double glazing ensure year-round comfort. Extras: All fitted floor coverings, window blinds and integrated appliances are included in the sale. Please note, the hallway lighting (pendant and x4 wall lights) is not included in the sale.



“A detached four-bedroom home with a generous rear garden with a well-kept lawn, a deck, and outdoor seating space.”







HADDINGTON

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 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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