



72 Dovecote Way
Haddington, East Lothian, EH41 4HY





Stylish 3-storey, detached home in sought-after Haddington, featuring open plan living & a sunny enclosed garden

- Sitting room
- Open plan kitchen/dining/garden room
- Utility room & separate WC
- Self-contained principal suite
- 2nd Double bedroom with en-suite
- 3 further double bedrooms
- Jack & Jill shower room
- Family bathroom
- South-west facing rear garden
- Garage & driveway

Offers Over:

£560,000



G

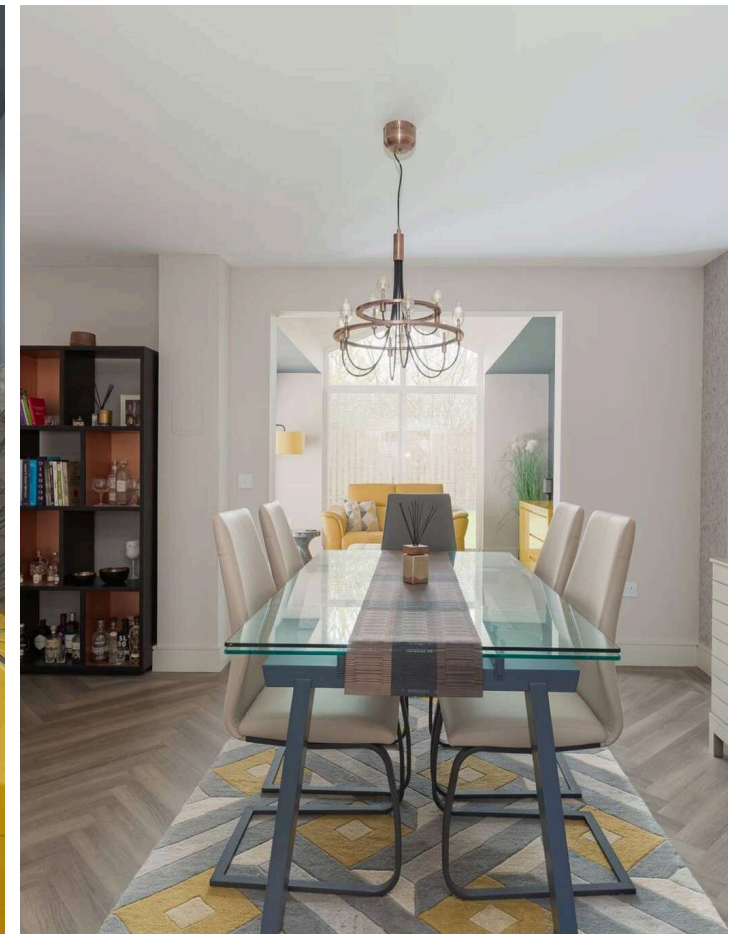


B



Freehold

Further information can be found in the home report.



“

Stylish living in
Haddington, close to
coast and countryside

”

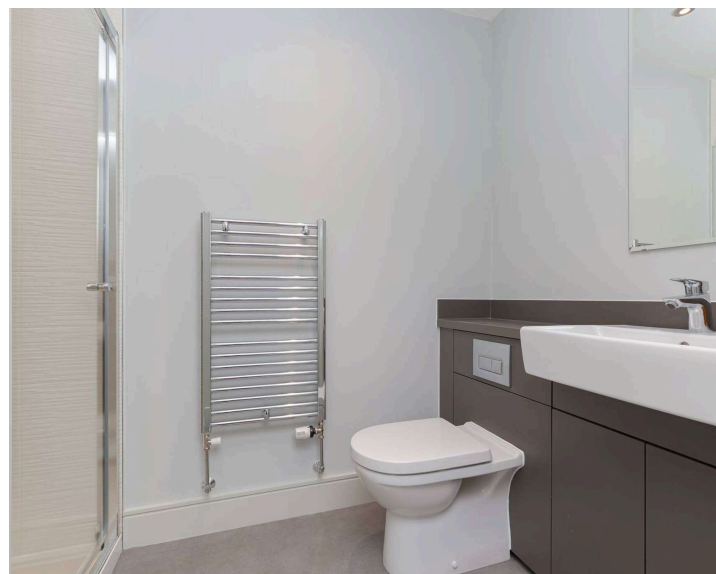
About the Property

Located in the popular town of Haddington, this 3-storey detached family home offers a fantastic property within commuting distance to Edinburgh.

Constructed by Robertson Homes, the property occupies a desirable semi-rural setting, offering privacy from neighboring homes and benefiting from uninterrupted open views. The accommodation offers open-plan living downstairs with generous bedrooms and a self-contained principal suite occupying the upper level, with a double bedroom, separate shower room and dressing room.

This attractive home benefits from a desirable south-west facing rear garden. To the front, the property provides a driveway and integral garage, alongside a neatly presented front garden area.

Further benefits include gas central heating and double glazing.





Management

The shared landscaped grounds are maintained by SGPM, with associated costs typically ranging between £25 and £40 per quarter.

Extras

All fitted floor coverings, curtain poles, blinds, double oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.





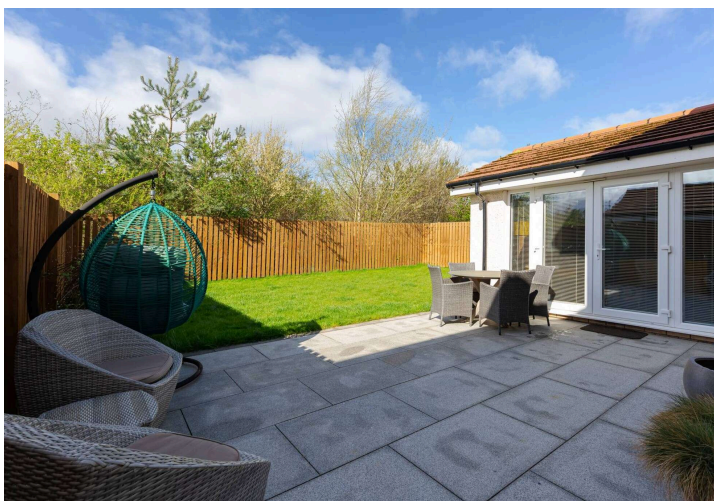


📍 Location

The historic town of Haddington, East Lothian offers a vibrant High Street, a range of shops, cafés, restaurants and bars, and a strong community feel. Well placed for commuting, it provides easy access to Edinburgh via the A1 (approximately 30 minutes by car), with rail links at Drem railway station and Longniddry railway station, as well as regular bus services.

Surrounded by attractive countryside and close to East Lothian's renowned coastline and golf courses, the town also benefits from scenic walks along the River Tyne. Local amenities include a golf course and sports centre with swimming pool.

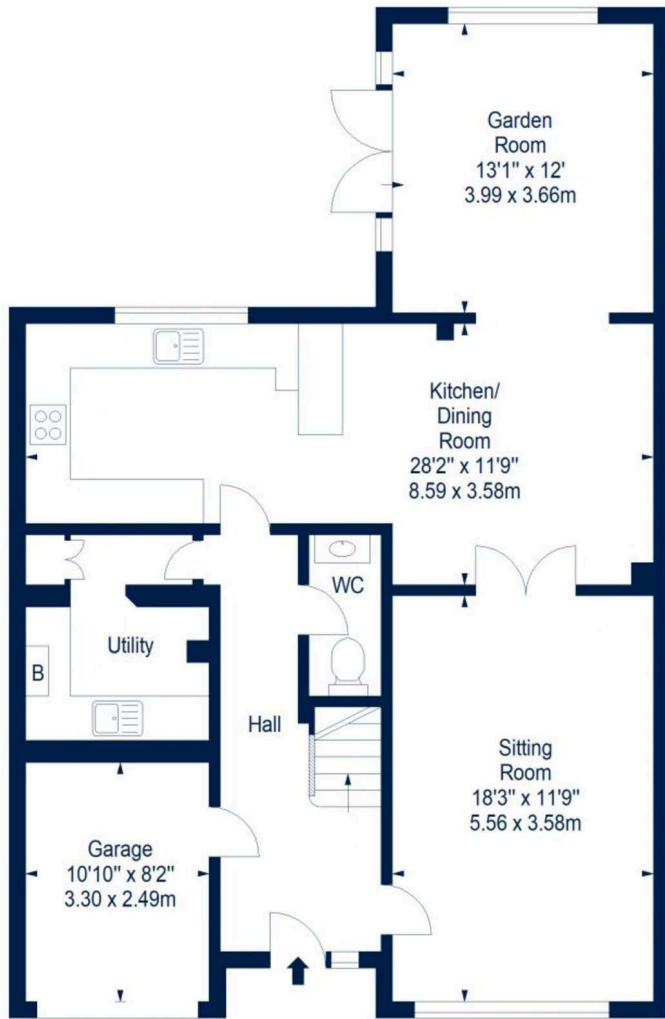
Schooling is well regarded, with primary schools and Knox Academy, while private options include Loretto School and schools in Edinburgh.



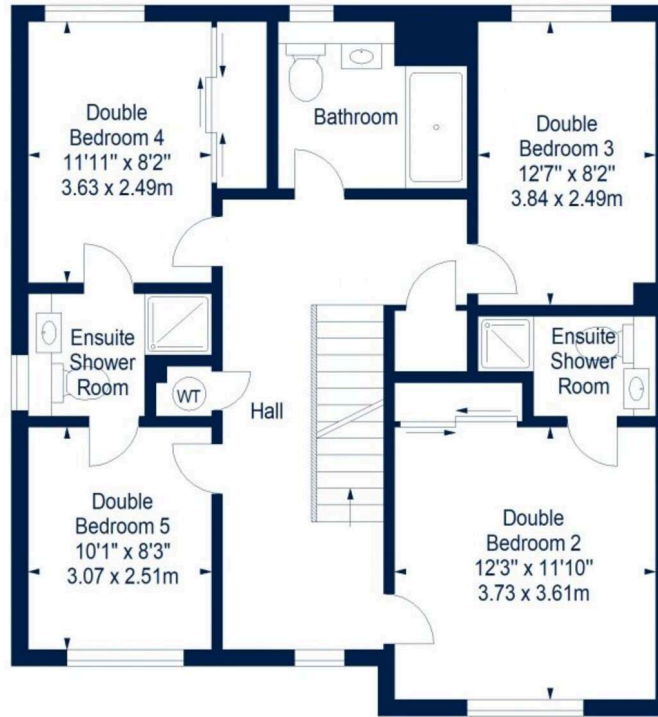


Floor Plan

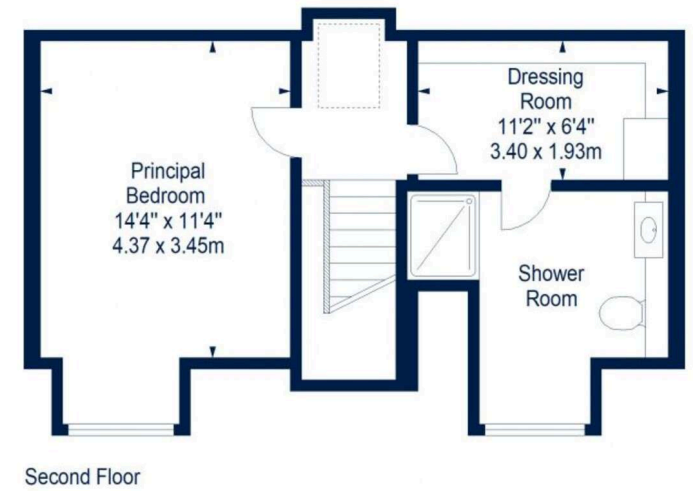
72 Dovecote Way, Haddington, East Lothian, EH41 4HY



Ground Floor



First Floor



House - Approx. Gross Internal Area - 2255 Sq Ft - 209.49 Sq M
(Including Garage)

For identification only. Not to scale. © SquareFoot 2026





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.