





## Welcome

Offered to the market is this beautifully presented modern mid-terraced villa, forming part of a popular residential development within the sought-after town of Haddington. This attractive home offers well-proportioned accommodation throughout and will undoubtedly appeal to a range of buyers including young families, first-time purchasers and those looking to downsize.

The accommodation begins with a welcoming entrance hallway leading into a bright front-facing lounge, creating a lovely space to relax and entertain. An inner hallway provides access to a generous storage cupboard and convenient downstairs WC. To the rear of the property is a stylish modern kitchen/dining room, fitted with a range of wall and base units and offering ample space for dining furniture. Patio doors flood the room with natural light and provide direct access to the rear garden.

On the upper level, the principal bedroom benefits from an en-suite shower room, while there are two further well-proportioned bedrooms and a contemporary family bathroom. Excellent storage is provided throughout the property. Further benefits include gas central heating and double glazing.

Externally, there is residents' parking to the front of the property, while the enclosed rear garden has been thoughtfully designed with a mixture of decking and outdoor seating space, making it ideal for relaxing and outdoor entertaining. A useful home office, which will be included in the sale, provides an excellent work-from-home solution.

This is a fantastic opportunity to acquire a stylish and move-in-ready home within a highly desirable East Lothian location.





## Haddington

58B Dovecot Way is situated within a modern and popular residential development in the thriving market town of Haddington. Renowned for its attractive streets, strong sense of community and excellent local amenities, Haddington continues to be one of East Lothian's most desirable places to live.

The town offers an excellent range of day-to-day amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. Families are well catered for with highly regarded schooling available locally, while pleasant riverside walks and open green spaces add to the town's appeal.

For commuters, Haddington enjoys excellent transport links into Edinburgh via the A1, with regular bus services also available, making it ideal for those seeking a balance between town and country living. East Lothian's beautiful coastline, golf courses and countryside are all within easy reach, offering an enviable lifestyle for outdoor enthusiasts.

## Extras

Included in the sale : garden room, garden shed, light fittings and window coverings. Other items can be obtained by separate negotiation



# Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground Floor**

**First Floor**

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.  
Plan produced using PlanUp.