

Dobson's Cottage
Langriggs,
Haddington,
EH41 4BY

- Delightful semi detached two storey cottage set within a lovely gated walled garden
- Peaceful, hideaway setting just off the High Street
- Entrance vestibule, hall
- Sitting room with multifuel stove
- Superb garden room
- Stylish fitted dining kitchen
- 2 good sized double bedrooms – one with built-in mirror wardrobes
- Attractive bathroom with white 3 piece suite & separate shower
- Separate wc
- Gas central heating
- Partial double Glazing
- Driveway for two cars
- Single garage

Offers Over : £350,000









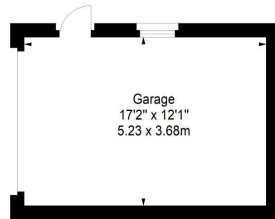




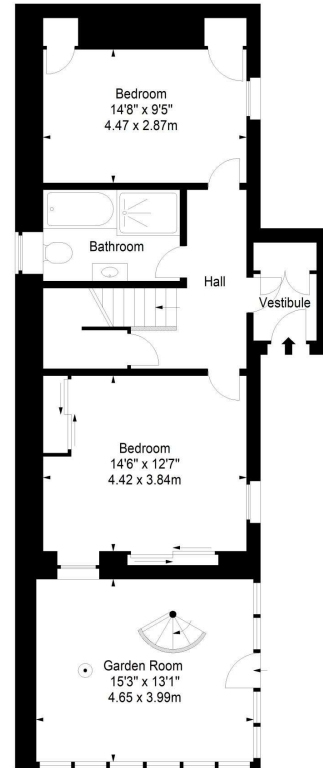
**Dobsons Cottage,
Langriggs,
Haddington,
East Lothian, EH41 4BY**



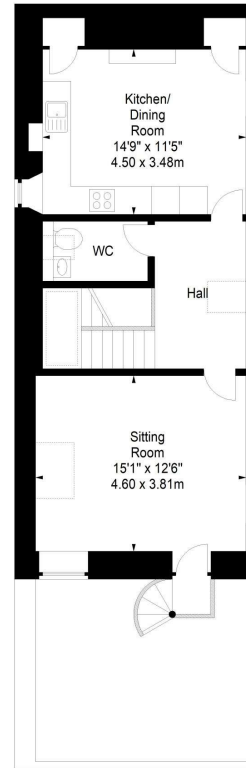
Approx. Gross Internal Area
1140 Sq Ft - 105.91 Sq M
Conservatory & Garage
Approx. Gross Internal Area
409 Sq Ft - 38.00 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



Extras
The kitchen white goods, fitted carpets and blinds are included



Buses
Market Street - 101, 106, 107, 110, 123, N107, X6, X7



Shops
High Street, Tesco on Newton Port & Aldi in the Haddington Retail Park



Schools
Haddington PS, Knox Academy



Parking
Driveway and single garage



Council Tax Band - E



EPC - D



Factor
None



Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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