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HADDINGTON, EAST LoTHIAN, EH41 3QH



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Introducing a three-bedroom semi-detached house which offers bright and spacious interiors that are well presented, including an open-plan reception room, and a modern breakfasting kitchen and shower room. This charming home further boasts abundant storage, as well as a large rear garden with a suntrap aspect. Located on a cul-de-sac, it also has a desirable location in Haddington, set close to the surrounding countryside while remaining within easy reach of the town's amenities.

Inside, you are welcomed by a naturally-lit hall with built-in storage. In the living/dining room, a spacious open-plan footprint is zoned into two dedicated areas for lounge furniture and a table and chairs. It is attractively presented with feature wallpaper and a wood-toned floor, and it is connected to the rear garden via patio and French doors that capture a flood of south-westerly light. A built-in cupboard adds further practicality. Furthermore, the adjacent breakfasting kitchen is openly connected, sporting a monochrome-inspired aesthetic. Arranged in a galley-style, it features excellent cabinet storage and workspace, as well as on-trend splashbacks and a two-person breakfast bar. Patio doors connect it to the front garden as well. A gas range cooker is also included.

FEATURES

- An attractive semi-detached house
- Desirable cul-de-sac setting in Haddington
- Well-presented interiors with modern finishings
- Naturally-lit hall with built-in storage
- Spacious living/dining room with garden access
- Monochrome-inspired breakfasting kitchen
- Three bedrooms with built-in wardrobes
- Modern three-piece shower room
- Enclosed front garden with a store
- Enclosed, southwest-facing rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing





Moving to the first floor via a bright landing, the three bedrooms all have soft carpets and built-in wardrobes offering generous clothes storage. The principal and second bedrooms are both doubles, whereas bedroom three is a single that can be used as an office if needed. They are served by a modern three-piece shower room, equipped with a toilet, a storage-set washbasin, and a walk-in shower cubicle with a drenching rainfall showerhead. Gas central heating and double glazing ensure year-round comfort. Outside, the home is flanked by fully-enclosed gardens that are designed for ease of maintenance. The front garden is a cosy setting with access to a store, whilst the southwest-facing rear provides a large outdoor space with an artificial lawn and decking which can accommodate a hot tub – perfect for unwinding in the sun or under a starlit sky. Parking in the area is on street and unrestricted. Extras: all fitted floor and window coverings, light fittings, and a gas range cooker to be included in the sale. The hot tub is available by separate negotiation.







Haddington, East Lothian

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 large 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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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

