



20 Rosehall Walk  
HADDINGTON | EAST LoTHIAN | EH41 4DQ

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solicitors & estate agents



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Nestled on a quiet street in the heart of the sought-after market town of Haddington, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented main door upper villa. Boasting a driveway, private rear garden, double glazing and efficient electric heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright twin windowed lounge, a contemporary kitchen with attractive units, a principal twin windowed double bedroom with built-in mirrored wardrobe, a second well-proportioned double bedroom with built-in storage and the flat is completed by a stylish bathroom with three piece suite. Externally the fully enclosed, secluded private garden is laid to lawn. There is a driveway to the front and an additional allocated parking space to the side of the property.

- Main door upper villa
- Driveway and private garden, with additional parking space at the side
- Quiet setting in the heart of Haddington
- Welcoming hallway with storage cupboard
- South-West facing lounge
- Contemporary kitchen with attractive units
- Two well-proportioned double bedrooms
- Stylish bathroom
- Double glazing
- Electric heating

Energy Rating D. Council Tax band C.

Factor Fee approximately £15 per month.

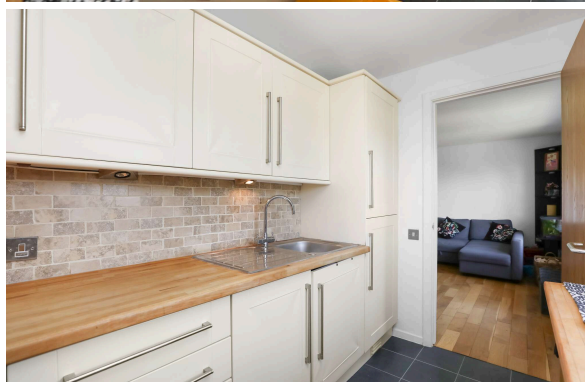
Included in the sale will be all blinds, kitchen appliances, washing machine, and bathroom storage units. The bed, bunk bed, and corner sofa bed can be included if desired.

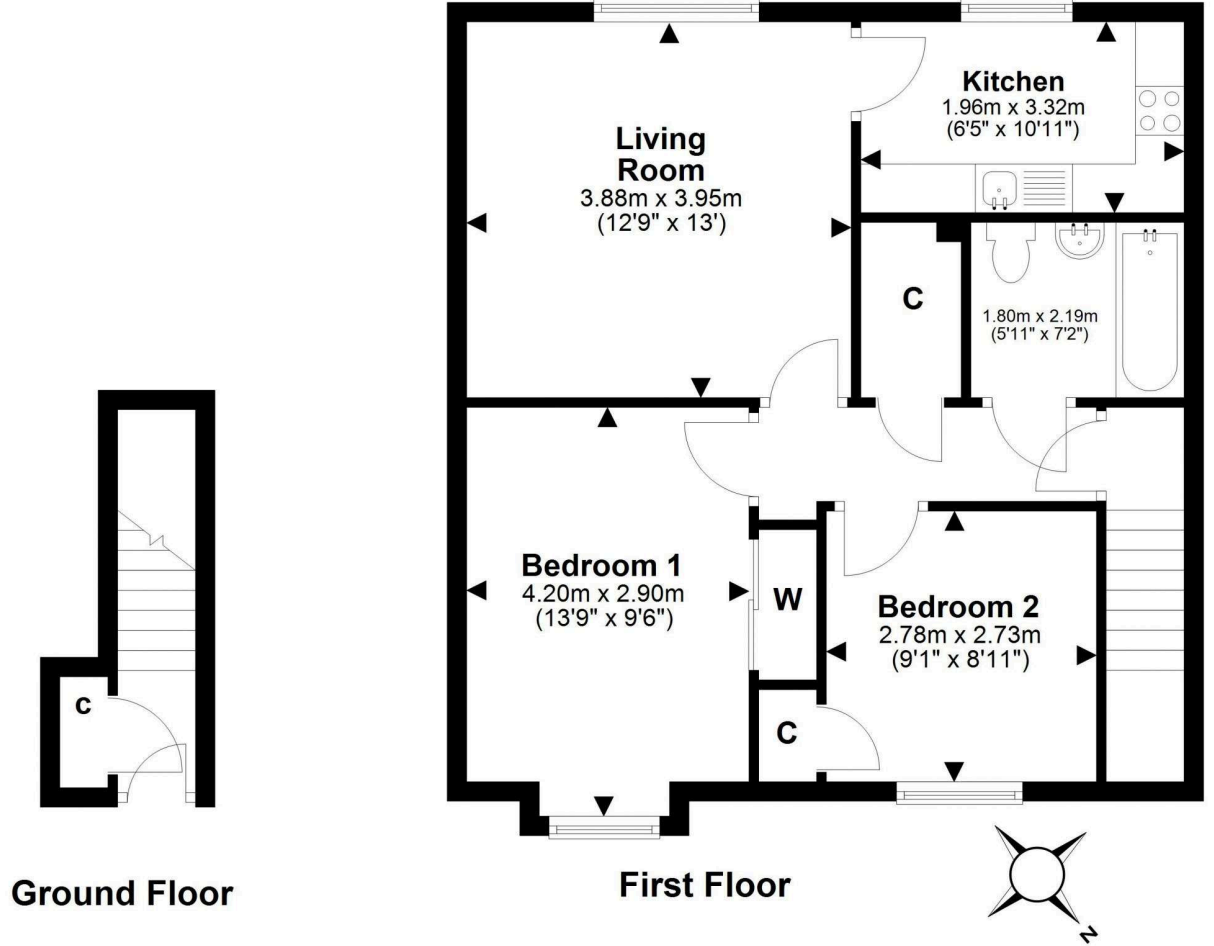
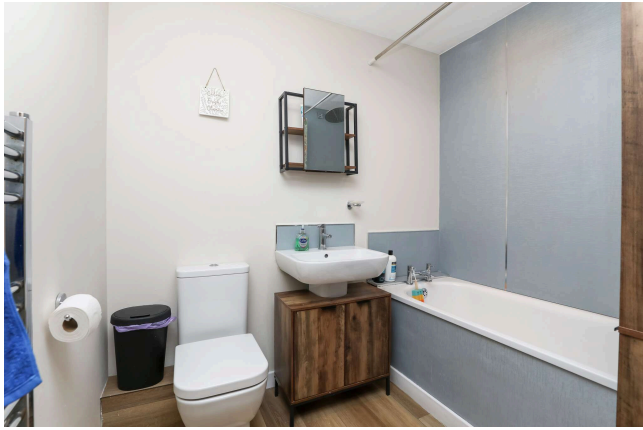
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green,. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry





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.