



17 Lydgait Gardens, Haddington, EH41 3DB





## Welcome

Welcome to 17 Lydgait Gardens-a stylish, beautifully presented four-bedroom extended linked semi-detached villa, perfect for those looking for a spacious property with flexible living accommodation, presented in walk-in condition. Set in a quiet cul-de-sac in the market town of Haddington, it is within easy reach of the High Street, as well as all amenities, highly regarded local schools, and transport links. This beautifully bright and spacious residence has been thoughtfully extended and upgraded throughout to offer comfortable, modern living and benefits from double glazing, gas central heating, driveway, and front and rear gardens. Viewing is highly recommended.

- Superb sought-after cul de sac residential location
- Spacious property offering flexible modern living
- Entrance porch
- Hallway with under stair storage
- Recently fitted ground floor WC
- Spacious living room with front facing window
- Dining room
- Dwarf wall conservatory
- Stunning newly fitted kitchen featuring a range of base and wall units, composite sink, and a host of quality integrated appliances
- Ground floor bedroom four/family room
- Upper hallway with store cupboard and loft access
- Principle bedroom with twin rear facing windows and dressing area
- Bedroom two with front facing window
- Bedroom three with front facing window
- Newly fitted family bathroom with three-piece white suite, raindrop shower with attachment and shower screen, wc, and sink with vanity unit
- New gas central heating system and double glazing
- Private garden grounds to the front and rear
- Driveway for off-street parking











## Haddington

Haddington is a charming market town nestled in the heart of East Lothian, offering an ideal blend of historical character and modern convenience. The town boasts a picturesque High Street lined with independent shops, cosy cafés, and traditional pubs, providing a welcoming community atmosphere. Residents benefit from excellent local amenities, including highly regarded schools, sports facilities, and a variety of recreational parks and green spaces.

Haddington is well connected for commuters, with swift access to Edinburgh via the A1 and regular public transport links. The surrounding countryside offers scenic walking and cycling routes, while the beautiful East Lothian coastline, with its renowned beaches and golf courses, is just a short drive away. This vibrant town is an excellent choice for those seeking a tranquil lifestyle within easy reach of all that the region has to offer.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, dining table and wardrobes in dressing area. No warranty applies to any integrated or freestanding white or movable goods, and these items are deemed to be sold as seen. Other items may be available by negotiation.







# Get in touch

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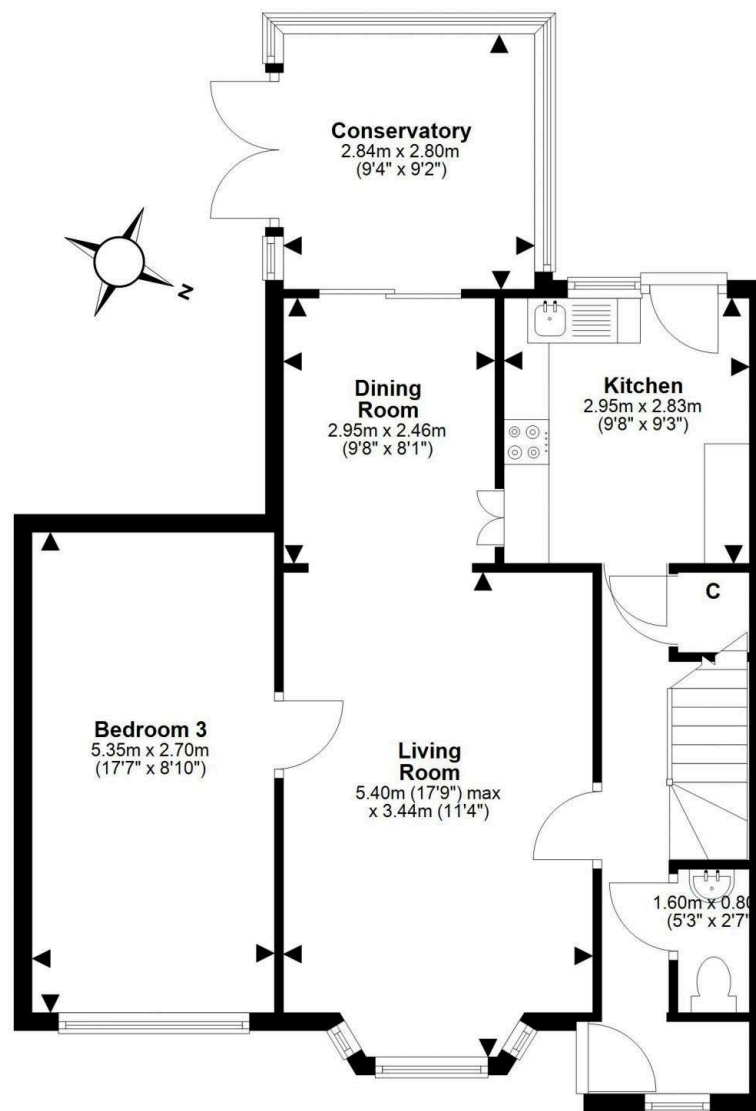
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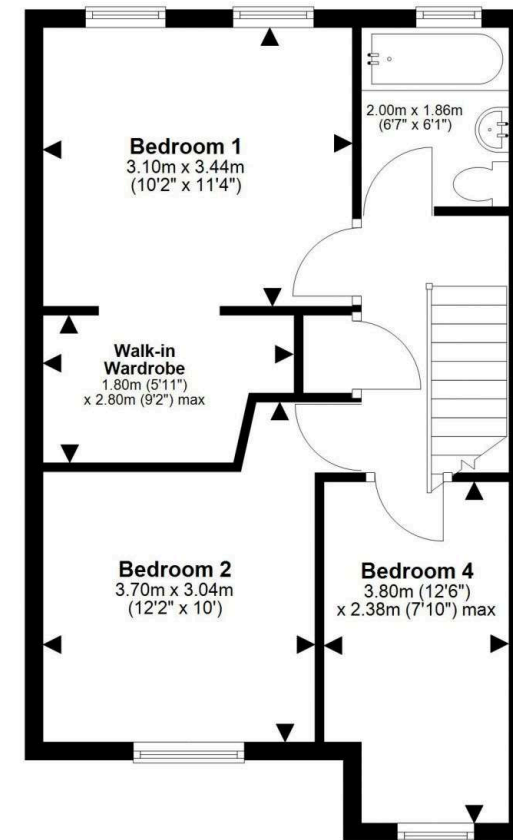


CHARTERED FIRM

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.