



3 Dunpender Drive Haddington EH41 3BN

Semi-Detached House

Lounge

Kitchen

Dining Room

Two Bedrooms

Bathroom

Cloakroom/WC

Gardens

Offers over £180,000

A well presented two bedroom semi-detached house in a popular area of Haddington. Features a lovely dual aspect lounge with a multi-fuel stove.





Location

The historic market town of Haddington lies on the River Tyne approximately 18 miles east of Edinburgh and is quietly located within the heart of East Lothian's attractive countryside. The town centre itself enjoys an excellent range of shopping facilities, bars, restaurants, medical/dental and veterinary practices. Educational facilities are available in the town catering for children from nursery age to secondary school with the highly respected Knox Academy. For those seeking leisure pursuits there are delightful walks along the River Tyne, a golf course, thriving rugby club, tennis and bowling clubs together with a sports centre and swimming pool. Haddington offers a variety of local and cultural activities generated by the lively local community.

General Information

A Home Report is available for this property. It can be downloaded from escp.com or requested from Forsyth Solicitors.

The Home Report Valuation is £185,000.

The approximate size is 83m² and it was built in the 1950's. It is rated EPC D and Council Tax Band D. The property has mains water, gas, electricity, broadband and phone. There is gas central heating and double glazing.

Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)



HALL

On the ground floor doors lead into into the lounge and the kitchen. Upstairs doors lead into two bedrooms and the bathroom. Cupboard.

LOUNGE

A bright and spacious double aspect room with windows overlooking the front and the rear garden. Fireplace with multi-fuel stove. Door into rear hall.

KITCHEN / DINING ROOM

Fitted kitchen of wall and base units with coordinated work-surfaces. Sink with mixer tap, dish washer, washing machine, electric hob and electric oven, microwave, fridge freezer. Cupboard. Opening leads to dining room.

DINING ROOM

With space for a table and chairs. Double patio doors lead into the rear garden.

REAR HALL

With doors into rear garden and cloakroom.

CLOAKROOM

With wc and wash hand basin.

BEDROOM ONE

Dual aspect double bedroom with windows over the front and rear gardens. Built-in wardrobe.

BEDROOM TWO

Dual aspect double bedroom with windows over the front and side gardens.

BATHROOM

With bath with over-bath shower, wash hand basin and WC. Window.

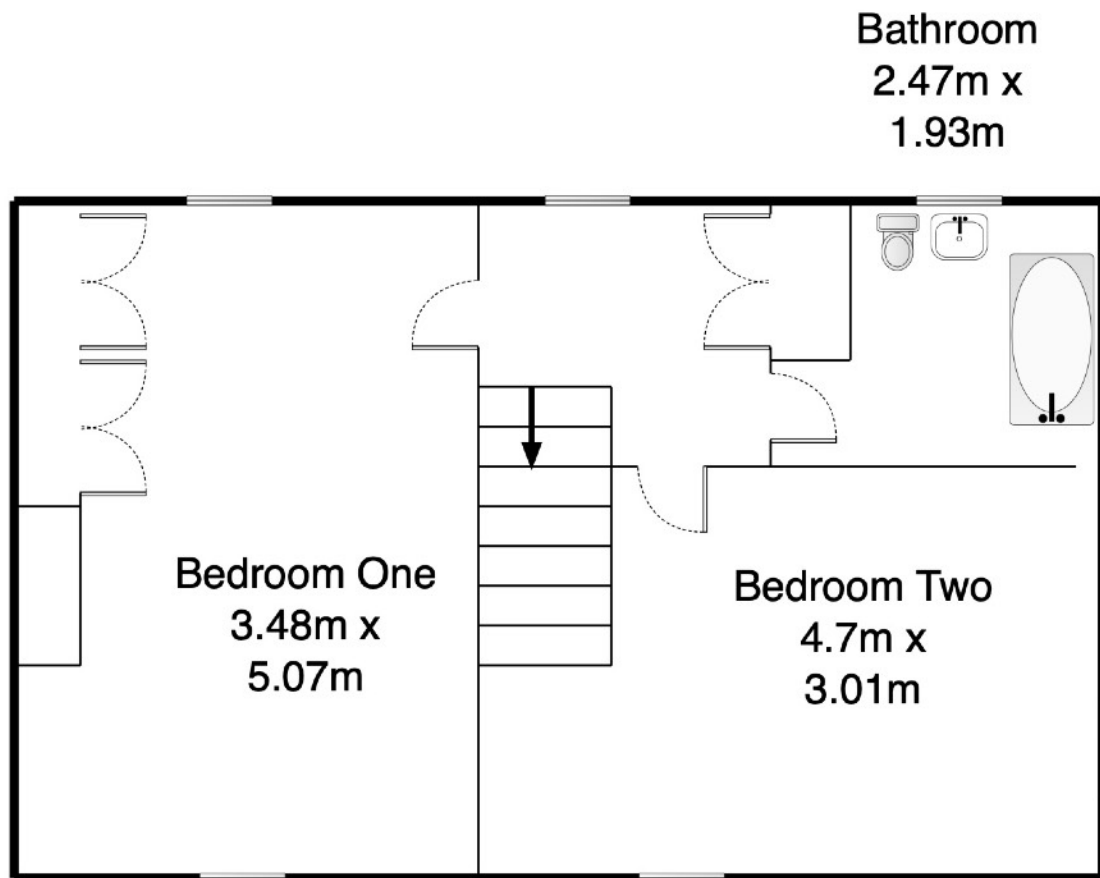
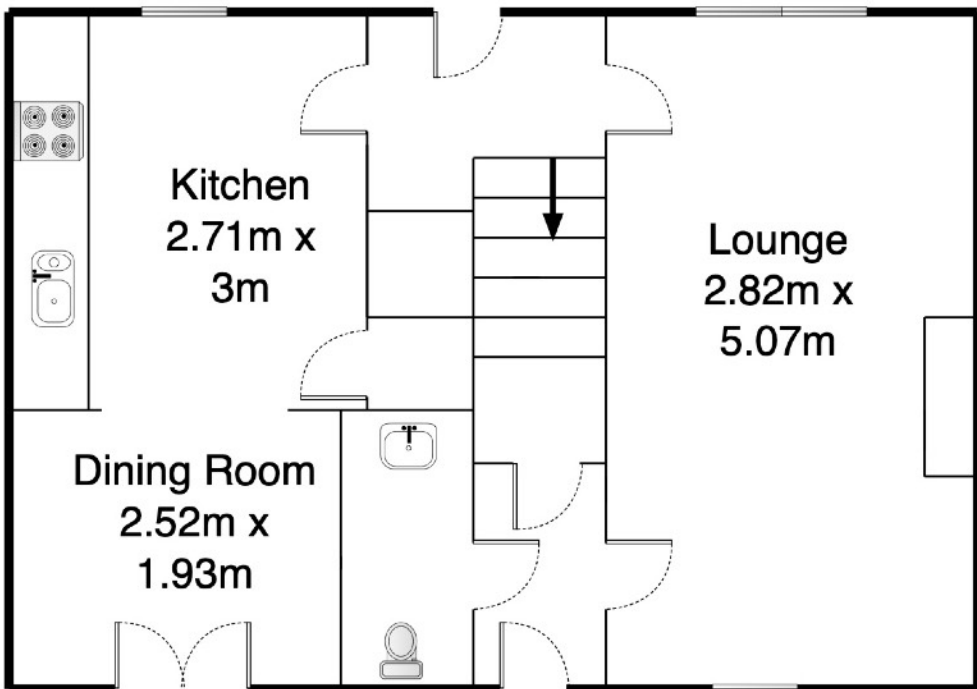
EXTERIOR

The front garden is laid to lawn with flower beds and shrubs. To the rear is an an enclosed garden primarily laid to lawn with a patio area and flower beds and mature planting. Garden shed.









Floorplan is indicative only. Not to scale.



Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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