



112 Davids Way Haddington EH41 3DY

Detached Bungalow

Lounge

Kitchen / Dining / Living Area

Master Bedroom with Ensuite Shower Room

Two further Double Bedrooms

Shower Room

Utility Room

Garden

Parking with Car Port

Offers over £465,000

Immaculately presented three bedroom bungalow constructed in 2022. It features an open plan kitchen and living area and a beautiful landscaped south west facing rear garden.





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 £470,000.

The approximate size is 129m² and it was built in 2021. It is rated EPC B and Council Tax Band G.

The property has mains water, gas, electricity, broadband, satellite TV and phone. There is gas central heating, solar panels and double glazing.

Viewing

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

HALL

Doors lead into the lounge, the open plan kitchen/dining/living space, the bathroom and three bedrooms. Two cupboards.

LOUNGE

A bright and spacious room with dual aspect floor to ceiling windows overlooking the garden.

KITCHEN / DINING / LIVING ROOM

An open plan room with plenty of space for dining as well as a sitting area. A stylish, fitted kitchen of wall and base units with coordinated work-surfaces. Sink with mixer tap, electric hob, double oven and microwave. Integrated dishwasher and fridge freezer. Patio doors into garden. Door into utility room.

UTILITY ROOM

With wall and base units with coordinated work-surfaces. Door into garden.

SHOWER ROOM

With shower unit, wash hand basin and WC.

MASTER BEDROOM

Double bedroom with window over the rear garden. Door leads into ensuite shower room. Fitted wardrobes.

ENSUITE SHOWER ROOM

With shower unit, wash hand basin and WC.

BEDROOM TWO

Double bedroom with window over side garden. Fitted wardrobes.

BEDROOM THREE

Double bedroom with dual aspect windows and fitted wardrobe.

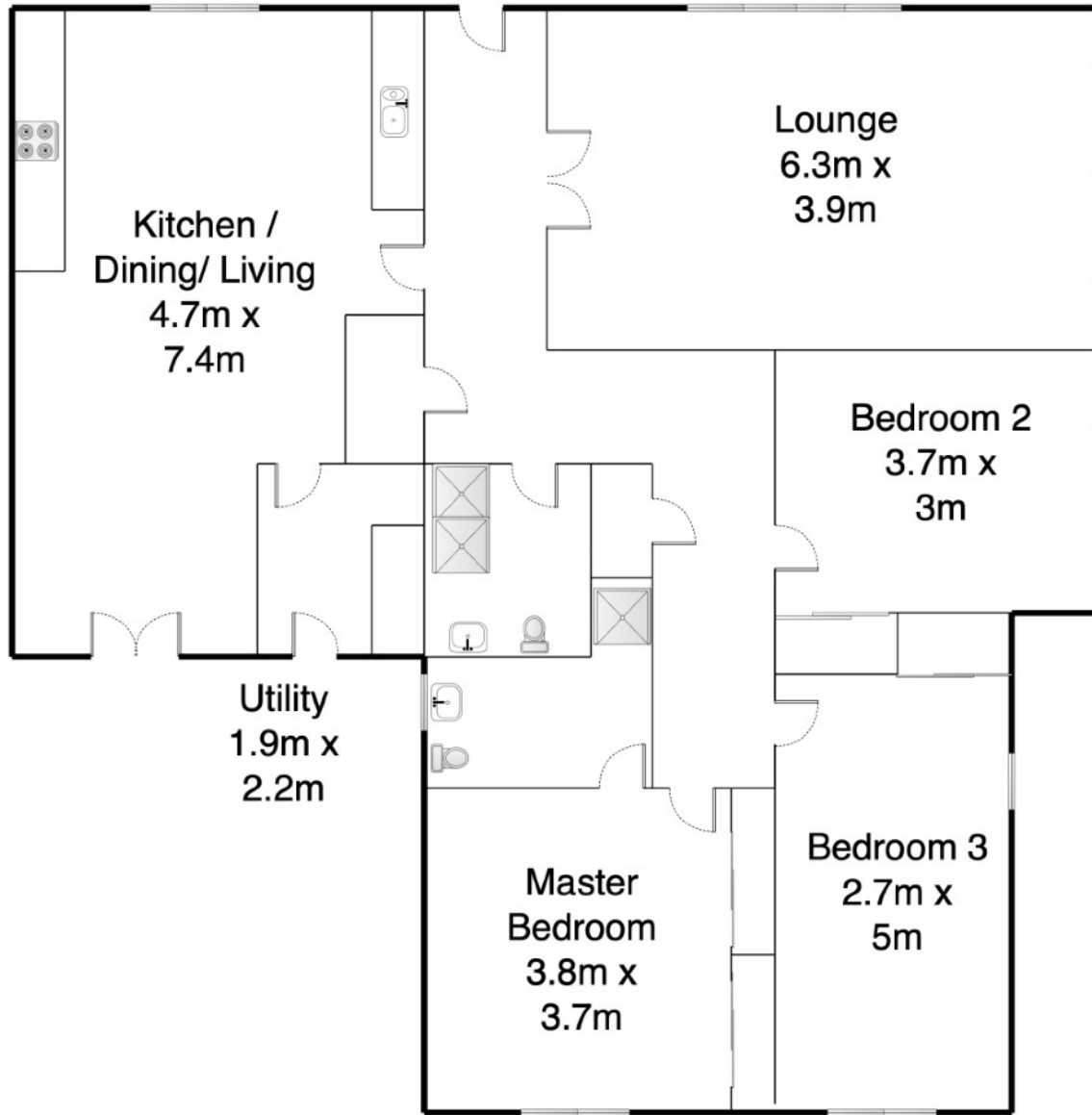
EXTERIOR

The front garden is laid to lawn. The rear garden is landscaped with an attractive patio area and is primarily laid to lawn. Summer house. Workshop. Parking with car port.









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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