



28 Arthurs Way Haddington EH41 3DG

Semi Detached House

Lounge

Kitchen

Four Bedrooms (One with ensuite Shower Room)

Family Bathroom

Cloakroom/WC

Gardens

Offers over £285,000



Immaculately presented, four bedroom detached house which provides excellent family accommodation. Located in a popular development within easy reach of local amenities.





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 £290,000.

The approximate size is 88m² and it was built in 2016. It is rated EPC B and Council Tax Band E.

The property has mains water, gas, electricity, satellite, broadband and phone. There is a gas central heating system with radiators in each room.

Viewing

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



HALL/LANDING

On the ground floor, doors lead into the lounge and the cloakroom. Upstairs, doors lead into three bedrooms and the family bathroom. Cupboard.

LOUNGE

An east facing room with windows over the rear garden. Doors into kitchen and bedroom. Under-stair cupboard.

KITCHEN

There is a contemporary fitted kitchen of wall and base units with coordinated work-surfaces. Gas hob and electric oven. Sink with mixer tap, Door leads into rear garden.

CLOAKROOM

On ground floor, with wc and wash hand basin. Plumbing for washing machine.

BATHROOM

With bath, wash hand basin and WC.

BEDROOM ONE

Located on the ground floor with west facing window to front of house.

BEDROOM TWO

Double bedroom with west facing window to front of the house. Door into ensuite.

ENSUITE SHOWER ROOM

With shower unit, wash hand basin and WC. Window to front of the house.

BEDROOM THREE

Double bedroom with east facing window to rear of house.

BEDROOM FOUR

Double bedroom with east facing window to rear of house.

EXTERIOR

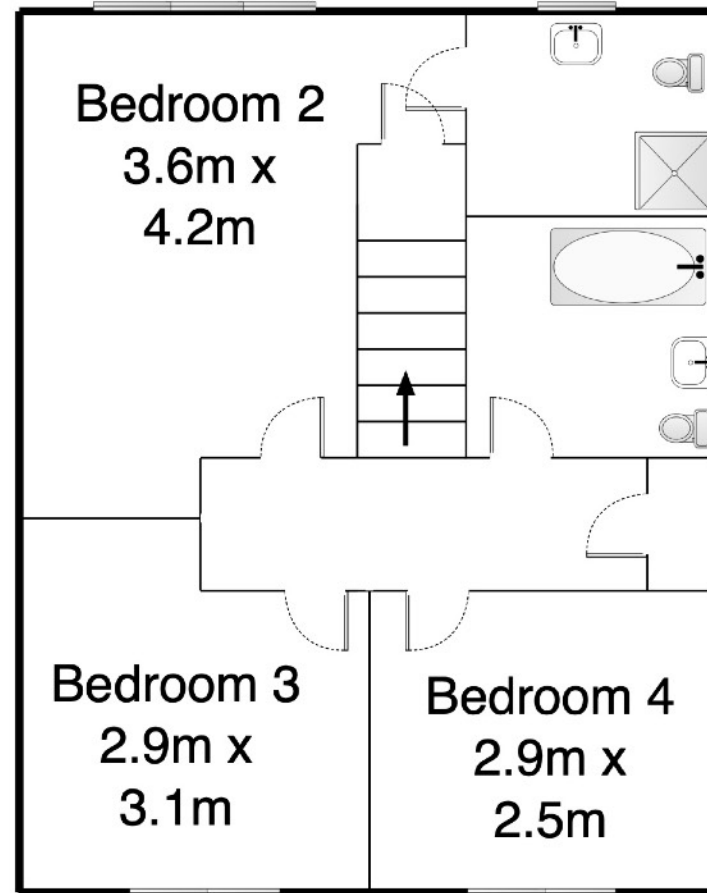
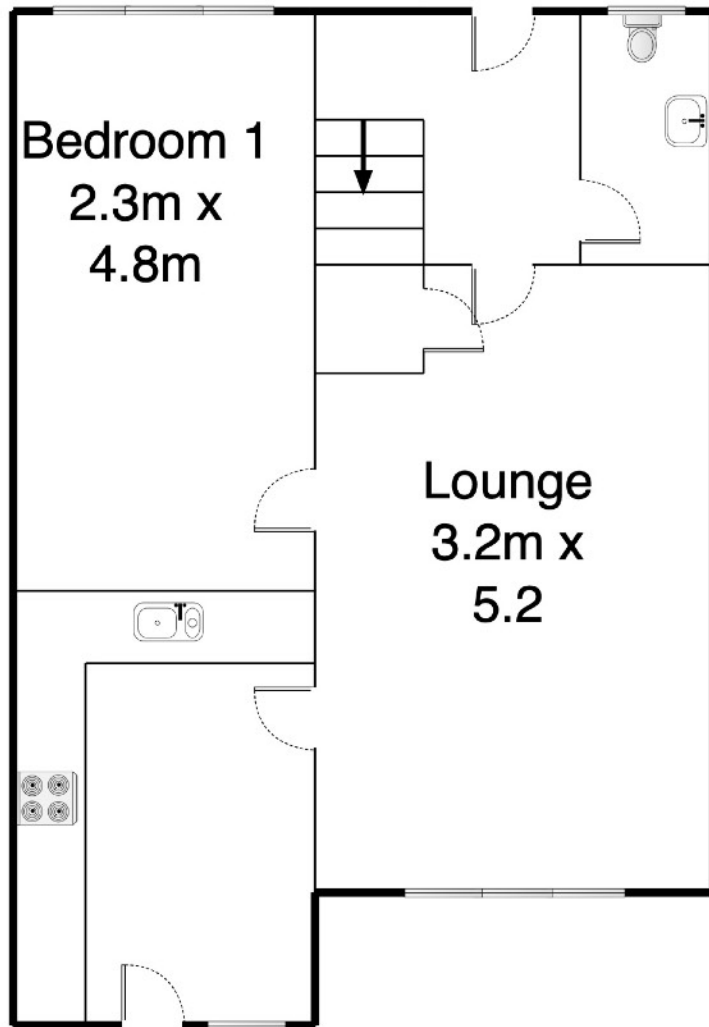
The front garden has a driveway and is laid to lawn. To the rear is an enclosed garden laid to lawn with a patio area.











Floorplan is indicative only. Not to scale.

Fixed Price Estate Agency

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

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