



78 Phillips Avenue Haddington EH41 3QU

Semi Detached House

Lounge

Kitchen

Three Bedrooms (One Ensuite)

Bathroom

Cloakroom

Gardens

Driveway

Offers over £310,000



A beautifully presented three bedroom semi detached house in a desirable development. It features a landscaped enclosed 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](http://escp.com) or requested from Forsyth Solicitors.

The Home Report Valuation is £320,000.

The approximate size is 95m<sup>2</sup> and it was built in the 2018. It is rated EPC C and Council Tax Band H.

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

## Viewing

Please submit an ESPC Viewing Request. Alternatively call 07757 970 850.



## VESTIBULE

The front door opens into the vestibule. Useful cupboard. From there a door opens into the Kitchen / Dining room.

## KITCHEN / DINING ROOM

Open plan area with space for a table and chairs. Modern fitted kitchen of wall and base units with coordinated work-surfaces. Stainless steel sink with mixer tap. Gas hob, double electric oven, integrated fridge freezer and dish washer. Window to front of house. Leads into lounge. Door into cloakroom. Utility Cupboard.

## LOUNGE

A bright room with a floor to ceiling bi-fold windows leading into the garden. Features wall mounted electric fire and surround.

## CLOAKROOM

On the ground floor with wash hand basin and wc.

## UTILITY CUPBOARD

With plumbing for washing machine.

## BEDROOM ONE

Double bedroom window to the rear.. Fitted wardrobe. Door into ensuite shower room. Window over rear garden.

## ENSUITE SHOWER ROOM

With shower, wash hand basin and wc.

## BEDROOM TWO

Double bedroom with window to the front.

## BEDROOM THREE

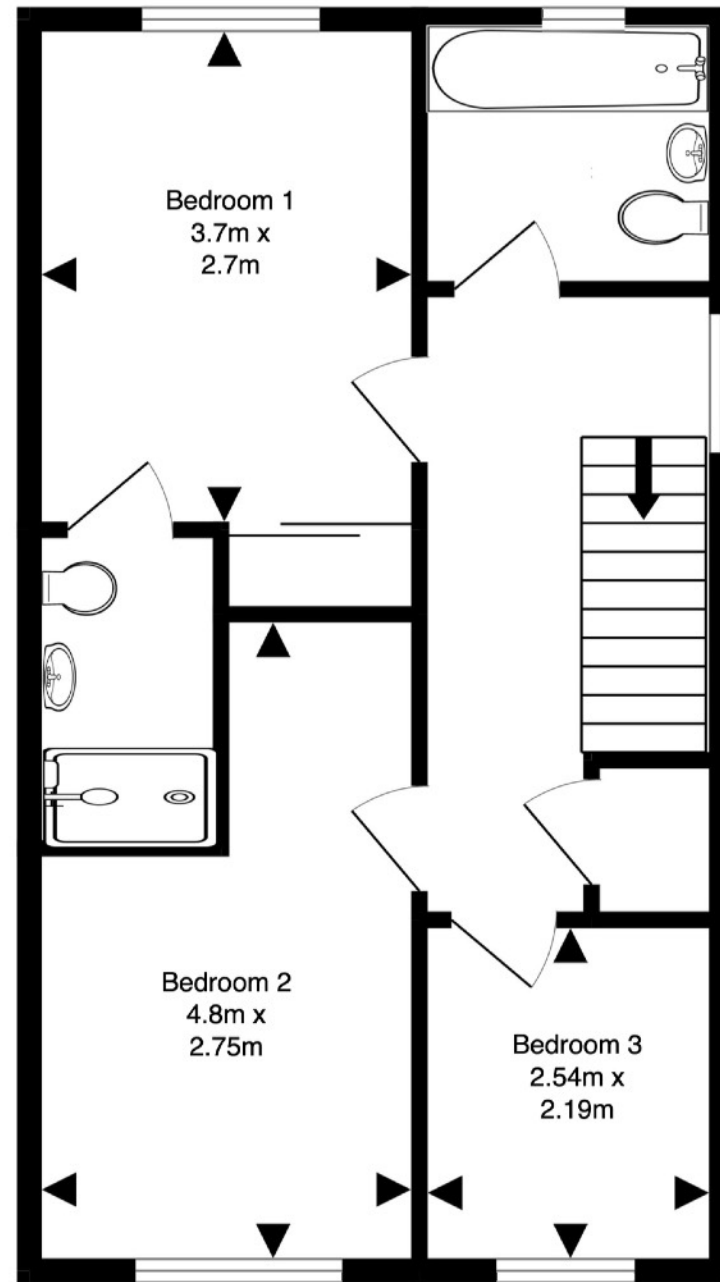
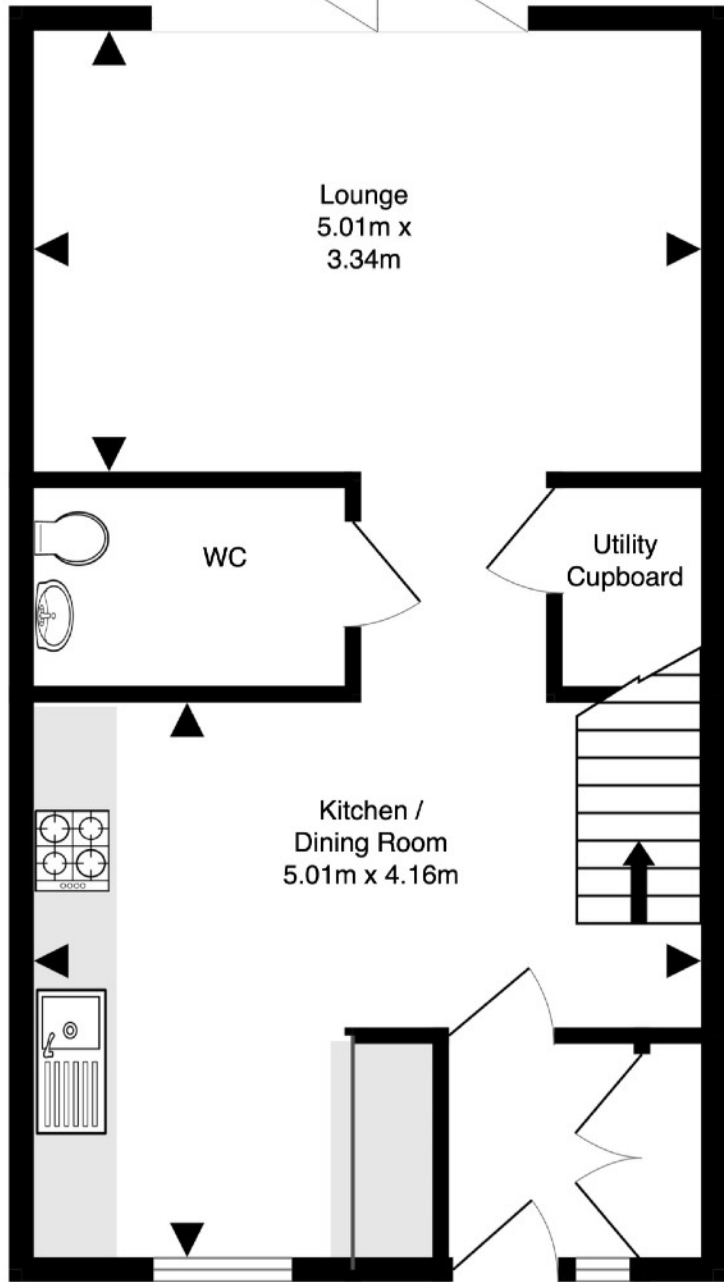
Bedroom with window to the front.

## EXTERIOR

The low maintenance front garden is laid with chips and has a laurel hedge. Driveway to the side. Landscaped rear garden laid to lawn with pergola, raised decking and a patio area. Shed.







Floorplan is indicative only.  
Not to scale.









## Fixed Price Estate Agency

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

[dg@forsythsolicitors.co.uk](mailto:dg@forsythsolicitors.co.uk) or call 07757 970 850

**Forsyth Solicitors**  
46 High Street  
Haddington EH41 3EE  
DX: 540743 Haddington  
Tel: 01620 824045  
Fax: 01620 825790

