



10 Queens Avenue, Haddington, East Lothian, EH41 3BW

Immaculately Presented & Spacious, Three-Bedroom, End-Terrace Villa

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Property Description

Immaculately presented and spacious, three-bedroom, end-terrace villa with beautifully maintained private gardens and a driveway. The property is located in an established and desirable residential area in the historic market town of Haddington, East Lothian.

Comprises: an entrance hall, living room, kitchen, sun room, three flexible bedrooms, and a family bathroom.

Finished to an exemplary standard throughout, the property is set back from the main road with leafy views to the front and with south-facing skyline views to the Lammermuir Hills to the rear. Tastefully finished throughout and in ready-to-move-in condition, highlights include a quality fitted kitchen, a stylish modern bathroom, and contemporary flooring and lighting. In addition, there is double glazing, gas central heating and excellent storage including a floored loft with a skylight window and a partitioned semi-converted space suitable for an office.

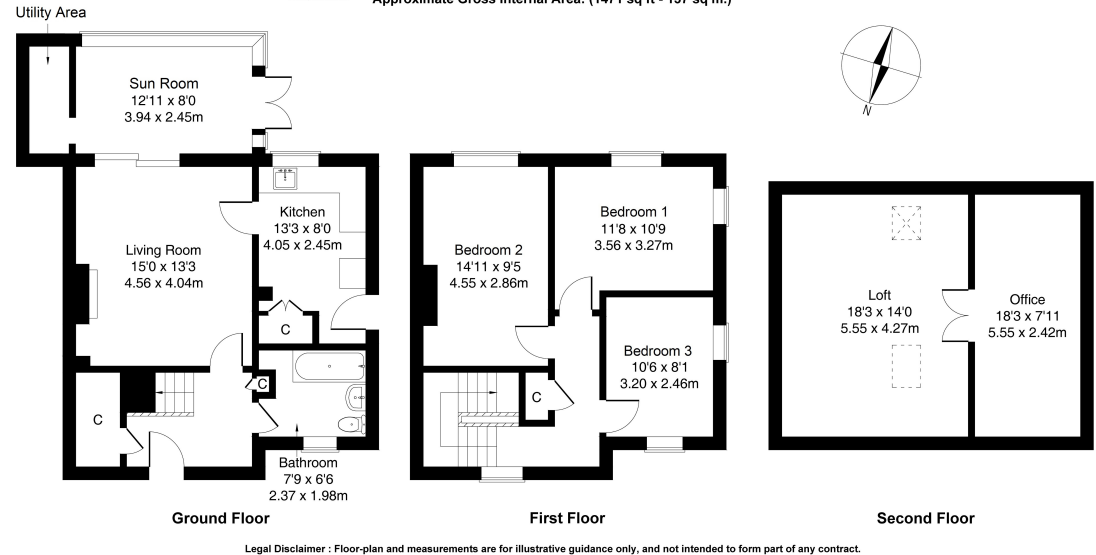
There are highly maintained gardens to three aspects which include lawns, patios, storage areas, planting beds and an eclectic mix of shrubbery, and a paved driveway to the front. The large shed and a bicycle shed in the rear garden are included in the sale.

The welcoming entrance hall offers space for outerwear, a deep under-stairs store, a smaller hall cupboard, and leads through to the spacious living room. The reception space includes coving, a press recess, and a feature fireplace, with plenty of natural light provided by the sun room to the rear, separated from the lounge by a sliding patio door, allowing for more privacy or an open plan layout when desired. The sun room, currently used as a dining space, includes doors out to the garden and leads to a utility area to the side.

Also from the lounge, the well appointed kitchen has a door out to the side of the property and is fitted with modern units, stone-effect worktops, a tiled surround, a sink with drainer, an integrated microwave, extractor hood, and a freestanding cooker. The freestanding fridge/freezer, dishwasher, washing machine, and tumble dryer (housed in the utility area) are available for inclusion by negotiation. Also on this floor is the family bathroom which consists of a fitted suite, a mains shower over the bath, and tiled splash walls.

A front-facing window provides excellent natural light over the landing to the first floor, where the hall provides a built-in cupboard and the access hatch to the loft. One section of the loft is currently used for storage, while a separate semi-converted space functions as an office. There are three flexible bedrooms, all with carpeted flooring, pendant light fittings and plenty of space for freestanding furniture, with bedrooms one and three both including windows to two aspects.

omov⁸ 10 Queens Avenue, Haddington, EH41 3BW
REAL ESTATE
Approximate Gross Internal Area: (1471 sq ft - 137 sq m.)



Area Description





Haddington is the historic county town of East Lothian, and offers an excellent range of traditional high-street and grocery-store shopping, well-regarded schooling at all levels, and a wide selection of leisure and recreational facilities. These include a modern swimming pool/leisure complex, 18-hole parkland golf course, numerous sports and social clubs, and a variety of youth organisations.

There are peaceful riverside walkways, and the town is surrounded by the rolling East Lothian countryside, with the Lammermuir Hills to the south and a fine coastline to the north, both easily accessible. Located just off the A1, the property lies in a convenient location for easy commuting to Edinburgh, the Borders and Northumberland.





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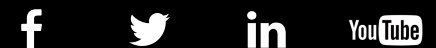
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