



20 Bothwell Avenue, Haddington, East Lothian, EH41 4FD

Exceptionally Spacious and Beautifully Presented, Six-Bedroom, Detached Family Home

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Property Description

Exceptionally spacious and beautifully presented, six-bedroom, detached family home, with private gardens and a garage. Located in a quiet cul-de-sac in a modern, factored development, in the sought-after county town of Haddington, some sixteen miles east of Edinburgh.

This immaculately presented property offers superb family accommodation set over three floors, with tasteful decor and high-quality fixtures and fittings throughout.

The accommodation comprises an entrance hall, living room, kitchen/dining room, utility room, six double bedrooms, one family bathroom, one shower room, two en-suite shower rooms and a ground-floor WC. Features include a generous, well-proportioned floor plan, multiple TV points, double glazing, gas central heating and an electric fire in the living room.

Externally the property benefits from an attached garage, a double driveway and a lawned garden to the front, whilst an enclosed rear garden includes a lawn, a paved patio and a decked terrace.

A welcoming entrance hall, with built-in storage and space for outerwear, is finished with light, neutral decor and carpeting, which continues throughout most of the home. On the left, extended by a box bay window, a triple-aspect living room includes a feature electric fire and offers plenty of versatile space for freestanding lounge furniture. Conveniently located next door, a generously proportioned kitchen provides a spacious dining area and opens onto the garden, via French doors. Contemporary cream units are complemented by wood-effect worktops and flooring, along with feature LED plinth lighting. Integrated appliances include an eye-level double oven, a six-burner gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher, whilst a washing machine is housed in an adjoining utility room, with access to the garden and a WC.

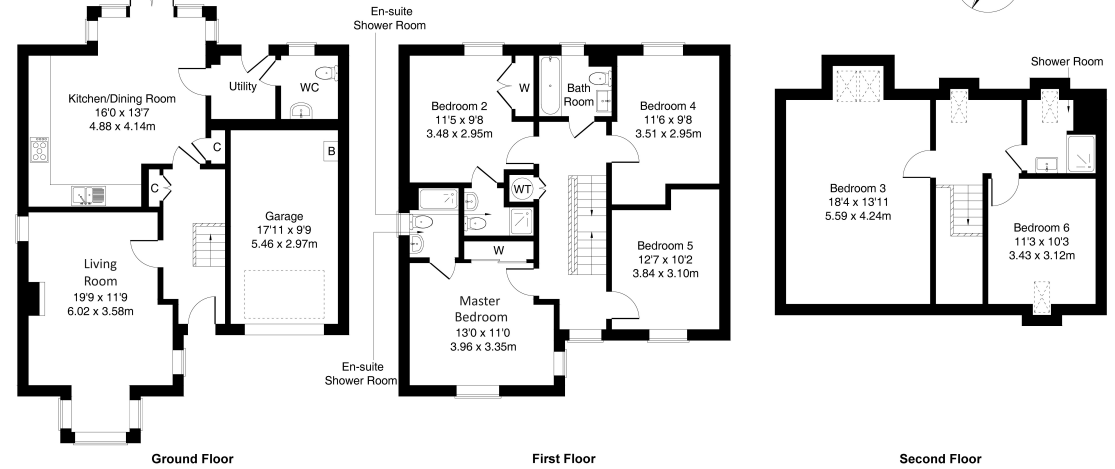
On the first floor, four well-proportioned double bedrooms continue the tasteful presentation of the living space, with both the master and second bedrooms further benefiting from en-suite shower rooms and integrated wardrobe storage. Completing this floor, a good-sized family bathroom comprises a three-piece suite, a shower attachment, a chrome ladder-style radiator, tiled splash walls and flooring.

On the second floor, the two remaining double bedrooms provide generous, versatile spaces with a variety of options for alternative use, whilst a modern shower room completes the accommodation.



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Approximate Gross Internal Area: (2077 sq ft - 193 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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