



## 20 Rosehall Walk, Haddington, East Lothian, EH41 4DQ

Immaculately Presented, Two-Bedroom, Upper Flat, with a Driveway and a Garden

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# **Property Description**

Immaculately presented, two-bedroom, upper flat, with a driveway and a private garden. Set in a modern, residential development, located in the desirable county town of Haddington.

Comprises an entrance hall, a living room, a kitchen, two bedrooms and a bathroom.

In move-in condition, highlights include contemporary flooring, a modern fitted kitchen and bathroom and tasteful decor throughout. In addition, there is double glazing, electric heating, and good storage provision including a walk-in hall storeroom.

A private, enclosed rear garden includes a shed, a gravelled seating area and a lawn.

A bright entrance hall, with storage, and a carpeted staircase, lead to a central hallway, with a utility cupboard, finished with wood-effect flooring. A tastefully presented reception room enjoys plenty of natural light from a wide, south-west facing window and offers ample, versatile space for freestanding lounge furniture. Conveniently adjoining, a kitchen shares the sunny aspect of the living room and is fitted with modern, white units and wood-effect worktops. Appliances include an integrated oven, an electric hob, a stainless-steel canopy and a fridge/freezer, whilst a washing machine is housed in the utility cupboard in the hall.

Across the hall, two well-proportioned, carpeted bedrooms continue the tasteful presentation of the living space, with bedroom two benefiting from built-in cupboard storage and bedroom one enjoying integrated wardrobe storage.

Completing the accommodation, a bathroom comprises a threepiece suite, a shower-over-bath, a chrome, ladder-style radiator and panel splash walls. (Both storage units can be included in the sale).

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Approximate Gross Internal Area: 67.4 m<sup>2</sup> ... 726 ft<sup>2</sup> 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.

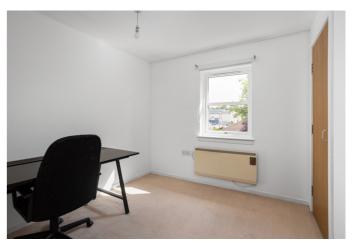


















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