



2 Glad Avenue, Haddington, EH41 3EG

Three Bedroom, Modern Semi-Detached Bungalow with Gardens & Driveway

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Property Description

Immaculately presented and exceptionally spacious, three-bedroom, semi-detached bungalow, with gardens and a driveway. Set on a generous plot, in an exclusive, factored, new development, in the historic county town of Haddington, East Lothian.

Comprises an entrance hallway, living room, dining/kitchen, three bedrooms, an en-suite shower room, and a main shower room.

Highlights include a fully integrated kitchen, stylish bathroom suites, contemporary flooring and lighting. In addition, there is gas central heating, double glazing, solar panels, multiple TV points, and superb storage provision.

Externally, there is a lawn to the front with a driveway to the side; whilst an enclosed rear garden features a lawn and a paved patio. Garden storage shed and tools included in the sale.

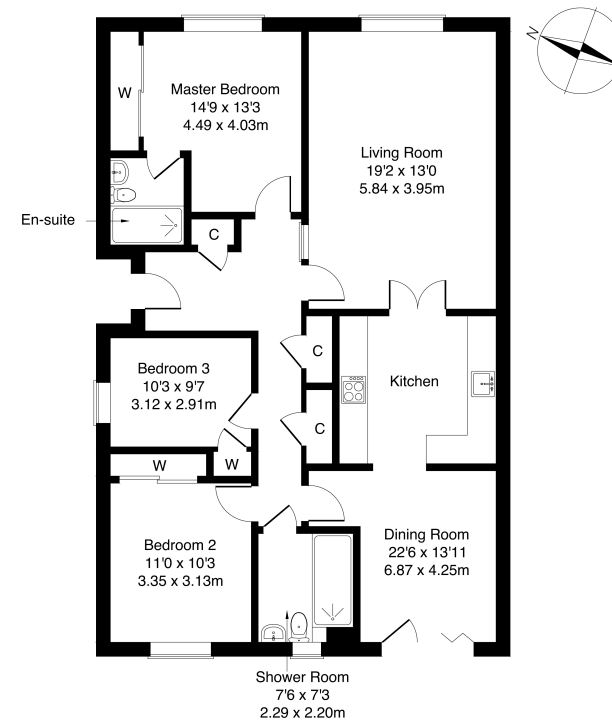
A welcoming entrance hall affords access throughout the property, and features good storage provision with three built-in cupboards. To the front, a generously sized living room features carpeted flooring, two light fittings, and full-height windows allowing plentiful natural light.

To the rear, with French patio doors accessing the garden, the kitchen offers spacious space for a dining area, and features wood effect flooring extending from the hall, spotlighting and a light fitting. Modern fitted units include marble effect worktops with matching upstands, a sink with drainer, and a breakfast bar. Appliances include an integrated oven, an induction hob with an extractor hood above, a washing machine and a fridge/freezer; whilst also including plumbing for a dishwasher to be fitted if desired.

The master bedroom is set to the front with carpeted flooring, a central light fitting, a large built-in wardrobe and an en-suite shower room; whilst two further bedrooms are similarly finished with carpeted flooring and built-in wardrobe storage. Completing the accommodation, the main shower room is set to the rear, fitted with a modern suite including a large mains mixer shower, marble effect wall panels and a ladder-style radiator.

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Approximate Gross Internal Area: (1109 sq ft - 103 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, an 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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