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103 Riverside Drive, Haddington, East Lothian, EH41 3QP

Spacious & Beautifully Presented, Three-Bedroom, Mid-Terrace Villa

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Property Description

Spacious and beautifully presented, three-bedroom, mid-terrace villa, with private gardens. The property is ideally located in an established residential area of Haddington, East Lothian.

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

Finished with contemporary lighting, flooring, and decor, and in ready-to-move-in condition, highlights include a quality fitted kitchen with appliances and a stylish modern bathroom.

In addition, there is excellent storage including bedroom wardrobes, a loft, and an external store doubling as a utility area, double glazing, and gas central heating.

Externally, there is an enclosed paved patio to the front with access to the external storeroom, whilst a generous rear garden has a wood-decked patio, lawn, and a store shed.

A bright entrance hall gives access to the kitchen and carpeted stairway and has an under-stair storage space and a built-in cupboard. Rear-facing is a semi-partitioned lounge and dining room, offering an open and flexible family living space; whilst a patio door opens out to the wood-decked patio to the rear.

Front-facing, the spacious kitchen has a door to the front patio, contemporary flooring, spot lighting, and a breakfast bar with space for seating. The kitchen itself is fitted with white units, wood-effect worktops, a quality ceramic sink with a pull-spray tap, a range cooker, and an integrated fridge/freezer and dishwasher.

On the first floor, bedroom one is rear-facing with carpeted flooring, TV point, and built-in wardrobes. Two further flexible bedrooms are set to either aspect and are fitted with carpeted flooring, pendant light fittings and built-in wardrobes.

The family bathroom is set off the stairway landing, and consists of a modern suite, including a shower unit over the bath, a ladder-style radiator, and tiled splash walls.

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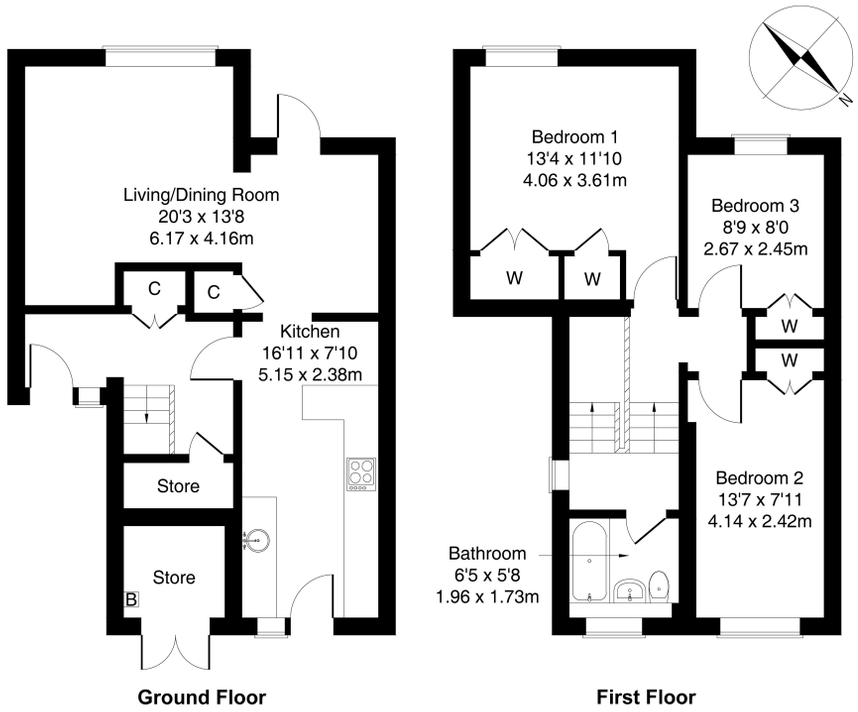
Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)



Ground Floor **First Floor**

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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