



4 Davids Way, Haddington, East Lothian, EH41 3DY

Light & Beautifully Presented, Modern Two-Bedroom, Semi-Detached Home with Gardens

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Property Description

Light and beautifully presented, modern two-bedroom, semi-detached home with gardens and an allocated parking space. Set within a well-maintained and growing development, in the desirable county town of Haddington, East Lothian.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, modern bathrooms, gas central heating and double glazing. In addition, there is contemporary flooring, multiple TV points, and good storage including a loft with flooring.

Externally, the property benefits from a patio area and shrubbery to the front; whilst the westerly-facing rear garden features a lawn, patio and store shed. Furthermore, there is a residential car park to the rear of the property, as well as swift access to both the A1 and Haddington Retail Park.

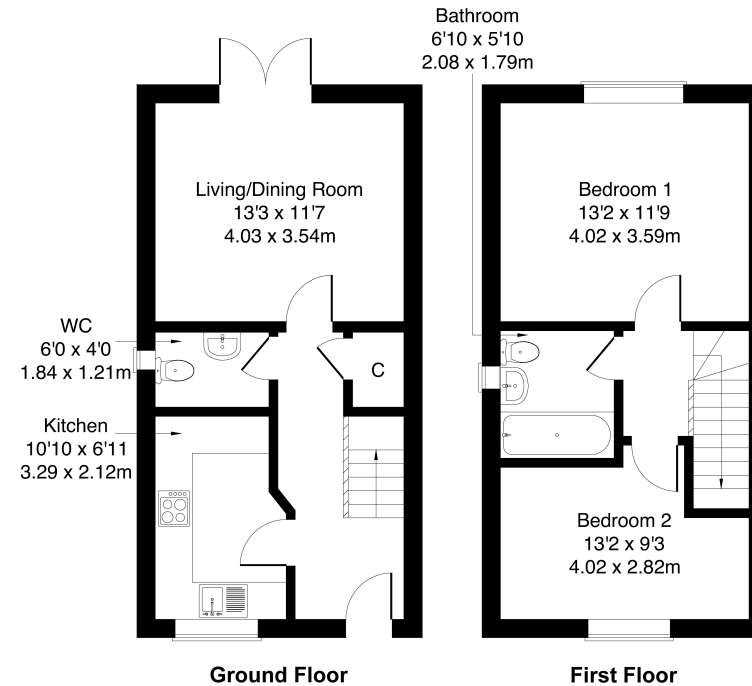
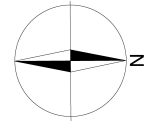
A welcoming entrance hall affords access throughout the ground floor, including a convenient storage cupboard and modern WC with a side aspect window. Set to the rear, a tastefully finished living room features light decor, a wall-mount TV point, two pendant light fittings, and patio doors leading to the westerly-facing garden. A stylish kitchen is set to the front, with modern units and worktops, a sink with a drainer, an integrated oven, gas hob, fridge/freezer, washing machine and dishwasher.

On the upper hall, two double bedrooms are set to opposite aspects, similarly well-finished, with tasteful decor, pendant light fittings and carpeted flooring. Completing the accommodation, with a side aspect window, the bathroom is fitted with a modern three-piece suite including a shower over the bath, partially tiled splash walls, wood effect flooring and a ladder-style radiator.



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Approximate Gross Internal Area: (721 sq ft - 67 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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