



37 Bothwell Avenue, Haddington, East Lothian, EH41 4FB

Beautifully Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented and exceptionally spacious, this flexible four-bedroom detached family home offers generous gardens, a driveway and a detached double garage. Located in a desirable modern development in the historic county town of Haddington, East Lothian. Comprises an entrance hall, living room, dining room, kitchen, utility room, a flexible study, four double bedrooms, an en-suite, family bathroom and a ground-floor WC.

Highlights include an upgraded integrated kitchen, generous bathroom suites, luxury flooring for the ground floor, and multiple TV points. In addition, there is contemporary lighting, gas central heating, double glazing, and superb storage, including the large garage with power and lighting.

Externally, to the front is a lawn and multi-vehicle driveway with an EV point, whilst a professionally landscaped rear garden features a synthetic lawn and a patio area with awnings. This modern residential development provides maintained communal grounds and additional visitor parking bays, and a children's playground.

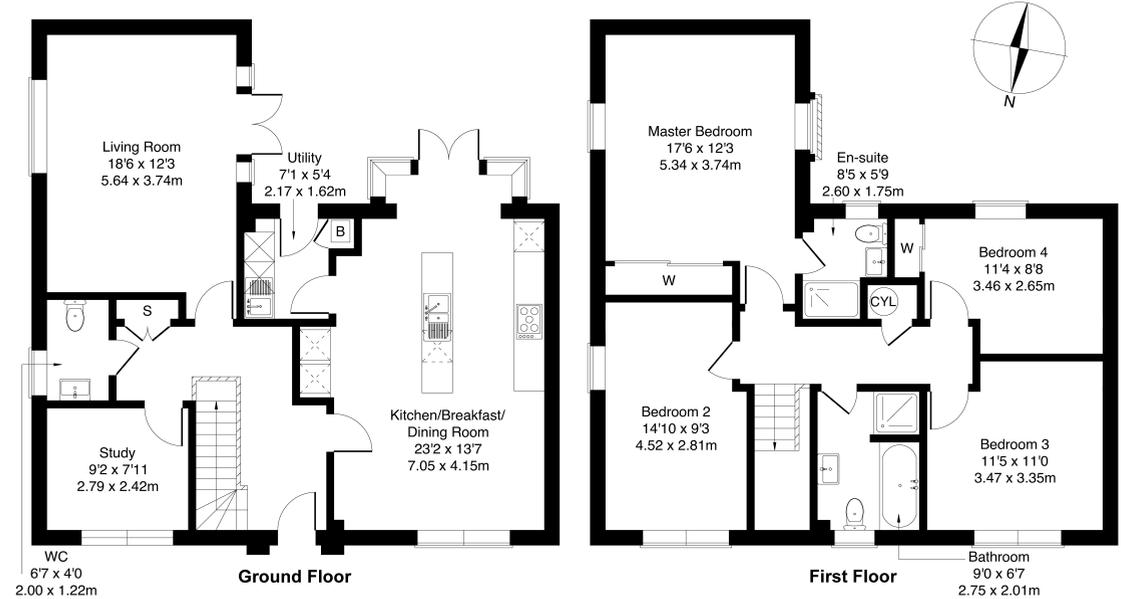
A welcoming entrance hall, complete with built-in storage and stair access to the upper level, sets the tone for the stylish interiors throughout. To the rear, the elegant living room enjoys a peaceful garden outlook, enhanced by luxury flooring and patio doors opening directly onto the south-facing garden—perfect for relaxing or entertaining. The heart of the home is an impressive dual-aspect dining kitchen, bathed in natural light and thoughtfully designed for modern family living. Featuring contemporary fitted units with wood-effect worktops and matching upstands, the space includes a central island with sink and drainer, and a full range of integrated appliances: an eye-level double oven, five-ring gas hob, fridge/freezer and dishwasher, with further patio doors providing seamless access to the garden. A separate utility room offers additional storage, a sink, external access and a freestanding washing machine. Completing the ground floor is a convenient WC and a versatile study/home office, ideal for remote working or flexible family use.

Upstairs, the generous dual-aspect master bedroom features carpeted flooring, a large mirrored built-in wardrobe, a charming Juliet balcony and a contemporary en-suite shower room. Three further well-finished bedrooms provide ample space for a variety of furnishings, with bedroom four also benefiting from built-in storage. A stylish family bathroom completes the accommodation, fitted with a modern four-piece suite including a separate shower cubicle and bathtub, partially tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1625 sq ft - 151 sq m.)





Area Description

Haddington, the historic county town of East Lothian, offers a charming blend of traditional high street and grocery shopping, well-regarded schools across all levels, and a broad range of leisure and recreational facilities. Residents enjoy a modern swimming pool and leisure complex, an 18-hole parkland golf course, numerous sports and social clubs, and various youth organisations. The town features peaceful riverside walkways and is surrounded by picturesque East Lothian countryside, with the Lammemuir Hills to the south and a beautiful coastline to the north, both easily accessible. Conveniently located just off the A1, Haddington provides easy commuting options to Edinburgh, the Borders, and Northumberland.











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