



Property Description

Immaculately presented, three-bedroom, semi-detached family home with private gardens and a driveway. The property is located in a modern, maintained and family oriented residential development in the historic market town of Haddington, East Lothian.

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

Highlights include a stylish kitchen with a full range of integrated Zanussi appliances, modern bathroom suites, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing, multiple TV points, and light neutral decor throughout. All blinds are included in the sale.

There is a small garden and path to the front, with a multi-vehicle driveway to the side. The enclosed rear garden includes a good-sized lawn, patio and a store shed. The development also offers additional unrestricted on-street parking and visitors spaces, and well-maintained communal grounds.

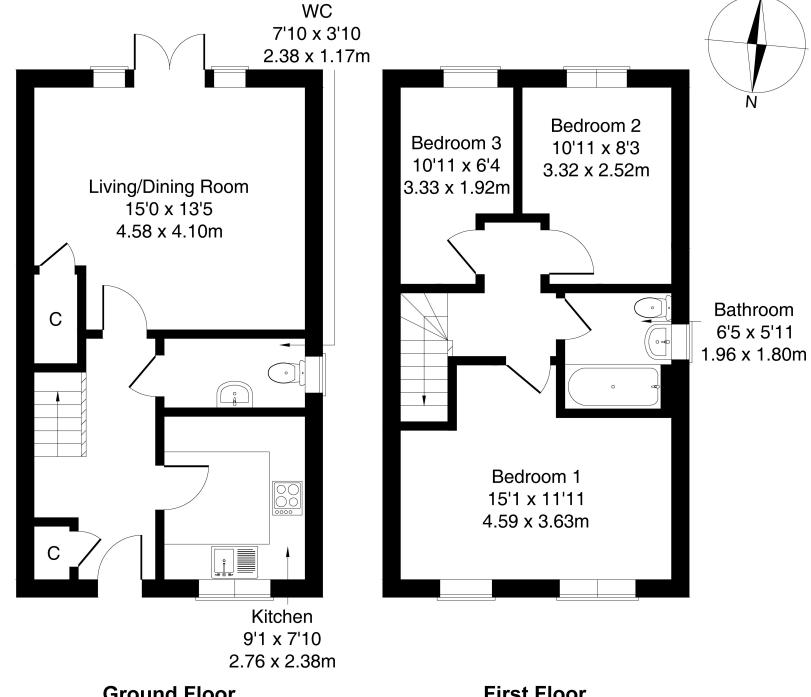
A light and generous reception hall features a built-in cloak cupboard and quality Amtico flooring which runs continuously throughout the ground floor. Set to the rear, a good-sized public room offers space for both lounge and dining furniture and has an under-stair cupboard and French patio doors opening to the south-facing garden.

To the front, the stylish kitchen includes wood-effect worktops with a matching upstand, a sink with drainer, and an integrated dishwasher, washing machine, fridge, freezer, microwave, oven, and a ceramic hob. With a side aspect window, a generous WC is set off the hall and is fitted with a two-piece suite.

Upstairs, the largest bedroom is set towards the front with two windows, carpeted flooring, a freestanding wardrobe, and ample room for freestanding furniture. There are two further bedrooms overlooking the rear garden, one a double, and the other a single which can also flexibly be used as an office or nursery. Completing the accommodation, a family bathroom consists of white three-piece suite with a mains shower set over the bath and tiled splash walls.

mov⁸ 39 Hays Walk, Haddington, EH41 3EH

Approximate Gross Internal Area: (818 sq ft - 76 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, 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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0345 646 0208
sales@mov8realestate.com
www.mov8.com
Head Office
6 Redheughs Rigg, Edinburgh, EH12 9DQ
Glasgow Office
77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

