



39 Hays Walk, Haddington, EH41 3EH

Immaculately Presented, Three-Bedroom, Semi-Detached Family Home

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

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.

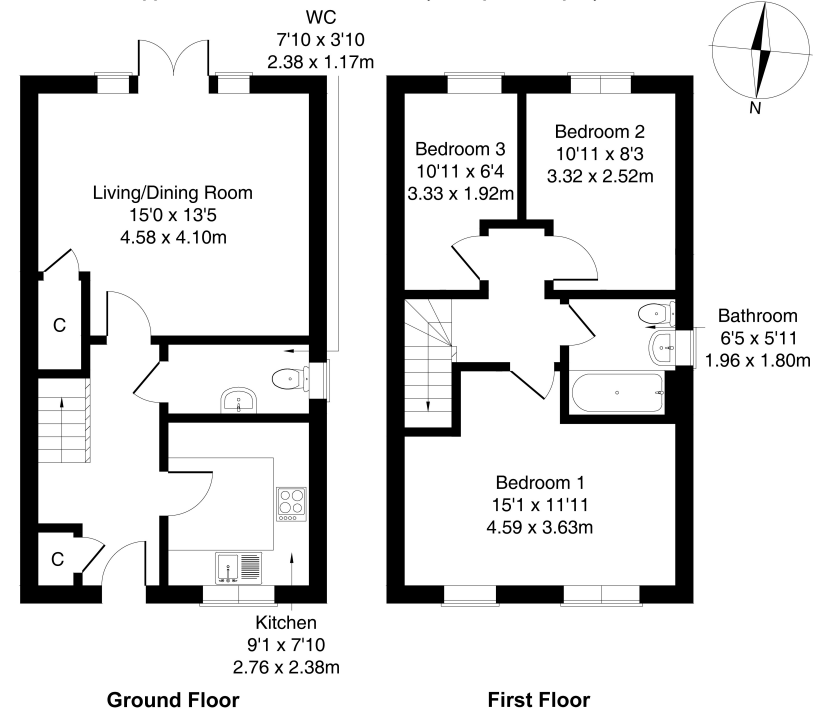
A light and generous reception hall features a built-in cloak cupboard and quality Amtico flooring which runs continuously throughout the ground floor. Set to the rear, a good-sized public room offers space for both lounge and dining furniture and has an under-stair cupboard and French patio doors opening 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 REAL ESTATE 39 Hays Walk, Haddington, EH41 3EH
Estate Agents and Solicitors

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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

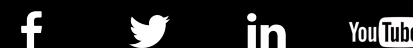
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.