




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

Spacious, Four-Bedroom, Modern, Detached Home with Gardens, Driveway & Detached Double Garage

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Property Description

Tastefully presented, spacious and flexible, four-bedroom, modern detached family home with gardens, driveway, and detached double garage. Set 'off-street', forming part of an exclusive cul-de-sac, located in a desirable modern, factored development in the historic county town of Haddington, East Lothian.

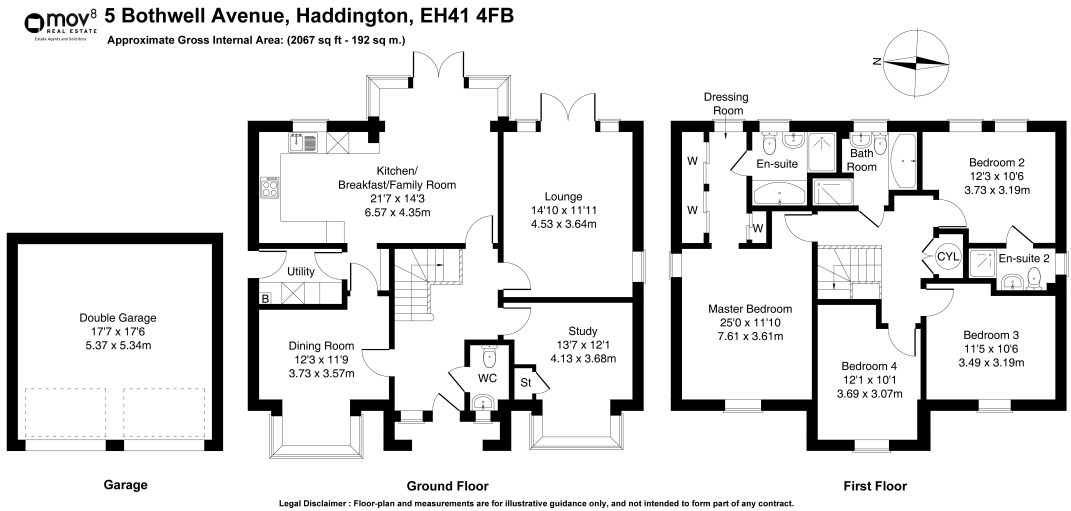
Comprises an entrance hall, living room, kitchen/family room, dining room, utility room, study, four flexible bedrooms, two en-suite shower rooms, a family bathroom and a ground-floor WC.

Highlights include a stylish integrated kitchen, modern bathroom suites, a multi-fuel stove, luxury flooring for the ground floor, and multiple TV points. In addition, there is contemporary lighting, gas central heating, double glazing, and superb storage provision including a generous garage with power and lighting.

To the front, there is a lawn and multi-vehicle driveway; whilst a professionally landscaped rear garden is bordered by woodland and features a lawn and paved and wood-decked patios. This modern residential development provides maintained communal grounds and additional visitor parking bays, with excellent transport links.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and throughout the ground floor; including a convenient WC. Set to the rear, the lounge features quality wood effect flooring, light decor and French patio doors accessing the garden. Also set to the rear, a spacious kitchen/family room offers ample space for dining, plentiful natural light with full-height windows and further French patio doors accessing the garden, a multi-fuel stove and spotlighting. The stylish kitchen is fitted with modern units, wood effect worktops with matching upstands and a sink with drainer; with integrated appliances including a six-ring gas hob, an eye-level double oven, a dishwasher and a fridge/freezer; whilst the utility offers side access to the driveway and space for further appliances, with the washing machine included in the sale. Completing the ground floor, a flexible dining room and study are set to the front, both with box-bay-style windows, with the study featuring a storage cupboard and the dining room offering further access to the kitchen/family room.

On the upper floor, the master bedroom offers a dual aspect and an exceptionally generous room size, and includes carpeted flooring, large fitted wardrobes and a modern en-suite bathroom with a separate shower cubicle, tiled splash walls and a ladder-style radiator. Bedroom two is set to the rear, similarly well-finished with carpeted flooring, light decor and an en-suite shower room; whilst two further carpeted bedrooms are set to the front. Completing the accommodation, the bathroom is fitted with a modern suite including a separate shower cubicle, tiled splash walls and a ladder-style radiator.



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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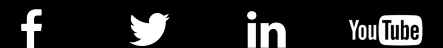
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