



124 Bothwell Avenue, Haddington, East Lothian, EH41 4FD

Beautifully Presented & Spacious, Four-Bedroom Townhouse, with Gardens & Driveway

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Property Description



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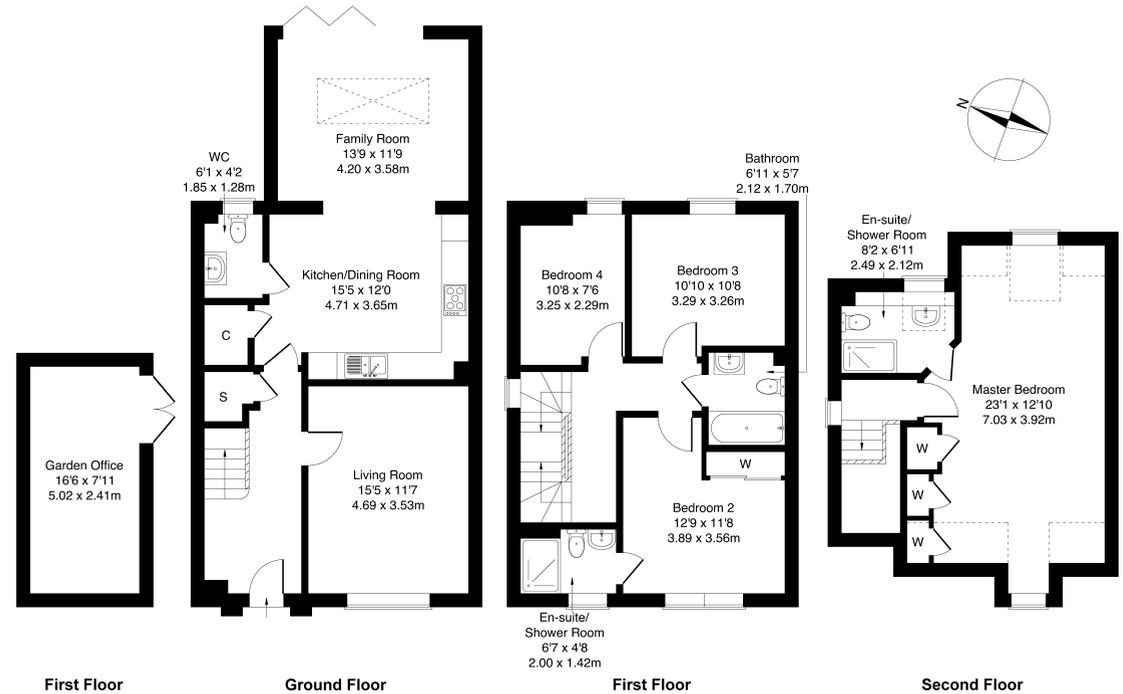
Approximate Gross Internal Area: (1755 sq ft - 163 sq m.)

Beautifully presented and spacious, this four-bedroom townhouse is set over three levels, featuring a bespoke extension with bi-fold doors opening onto the garden, and a flexible garden office. Set on a corner plot, with its own driveway, in a desirable modern development in the historic country town of Haddington, East Lothian. Comprises an entrance hallway, living room, dining/family room and kitchen, four double bedrooms, a ground-floor WC, a family bathroom, and two en-suite shower rooms.

Tastefully finished throughout, features include a skylight and a multi-fuel stove in the family extension, a fully integrated kitchen, and quality Moduleo flooring. Further highlights include generous modern bathroom suites, gas central heating, solar panels, double glazing, multiple TV points, and good storage provision. Externally, the property boasts a charming low-maintenance garden continuing to the side and rear with patios, an awning and a hot tub, together with the converted garden office. This modern residential development provides maintained communal grounds and additional visitor parking bays, and a children's playground.

A welcoming entrance hall provides access to the ground-floor accommodation and benefits from a useful understair storage cupboard. Positioned to the front, a bright living room enjoys a desirable westerly-facing aspect, allowing natural light to flood the space, and is complemented by tasteful decor, carpeted flooring, and twin light fittings. To the rear, an impressive extension creates a superb open-plan kitchen, dining and family area - an ideal space for both everyday living and entertaining. The stylish kitchen is fitted with contemporary units, stone-effect worktops and a tiled surround, along with a sink with a drainer and pull-out spray tap. Integrated appliances include an eye-level double oven, five-ring gas hob, dishwasher, fridge/freezer and washing machine. A convenient WC and additional storage cupboard are also located off this area. Moduleo flooring flows seamlessly into the family space, which is enhanced by a charming skylight, recessed spotlights, a wall-mounted TV point and a cosy multi-fuel stove. Striking bi-fold doors open directly onto the garden, creating a wonderful connection between indoor and outdoor living.

Occupying the entire second floor, an exceptionally spacious master bedroom enjoys a dual-aspect outlook and offers excellent storage with multiple built-in wardrobes, as well as space for additional freestanding furniture. The room also provides a comfortable lounge area and is served by a contemporary en-suite shower room. On the first floor are three further well-presented bedrooms, with bedroom two benefiting from a built-in wardrobe and its own en-suite shower room. Completing the accommodation is a family-sized bathroom, fitted with a three-piece suite, tiled splash areas and a ladder-style radiator.



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





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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