



## 20 Bothwell Avenue, Haddington, East Lothian, EH41 4FD

Exceptionally Spacious and Beautifully Presented, Six-Bedroom, Detached Family Home

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# Property Description

Exceptionally spacious and beautifully presented, six-bedroom, detached family home, with private gardens and a garage. Located in a quiet cul-de-sac in a modern, factored development, in the sought-after county town of Haddington, some sixteen miles east of Edinburgh.

This immaculately presented property offers superb family accommodation set over three floors, with tasteful decor and high-quality fixtures and fittings throughout.

The accommodation comprises an entrance hall, living room, kitchen/dining room, utility room, six double bedrooms, one family bathroom, one shower room, two en-suite shower rooms and a ground-floor WC. Features include a generous, well-proportioned floor plan, multiple TV points, double glazing, gas central heating and an electric fire in the living room.

Externally the property benefits from an attached garage, a double driveway and a lawned garden to the front, whilst an enclosed rear garden includes a lawn, a paved patio and a decked terrace.

A welcoming entrance hall, with built-in storage and space for outerwear, is finished with light, neutral decor and carpeting, which continues throughout most of the home. On the left, extended by a box bay window, a triple-aspect living room includes a feature electric fire and offers plenty of versatile space for freestanding lounge furniture. Conveniently located next door, a generously proportioned kitchen provides a spacious dining area and opens onto the garden, via French doors. Contemporary cream units are complemented by wood-effect worktops and flooring, along with feature LED plinth lighting. Integrated appliances include an eye-level double oven, a six-burner gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher, whilst a washing machine is housed in an adjoining utility room, with access to the garden and a WC.

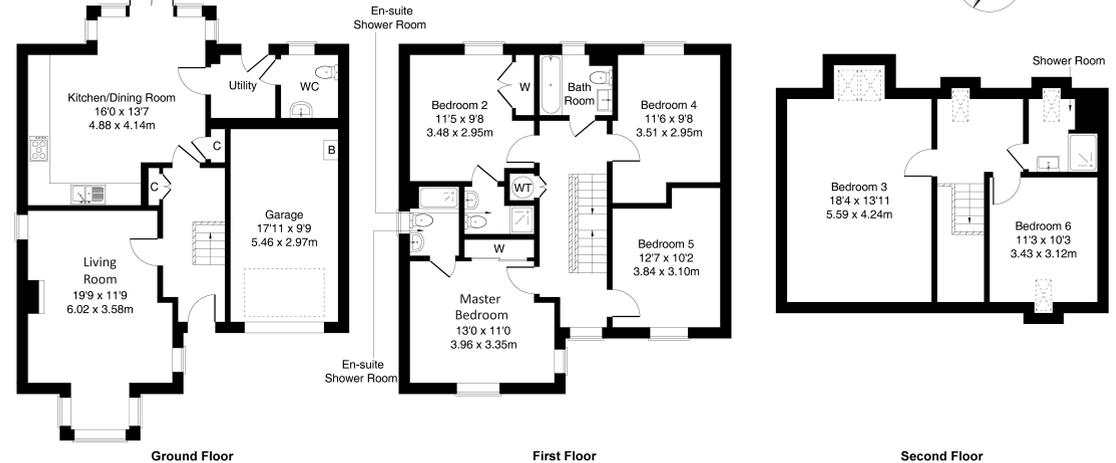
On the first floor, four well-proportioned double bedrooms continue the tasteful presentation of the living space, with both the master and second bedrooms further benefiting from en-suite shower rooms and integrated wardrobe storage. Completing this floor, a good-sized family bathroom comprises a three-piece suite, a shower attachment, a chrome ladder-style radiator, tiled splash walls and flooring.

On the second floor, the two remaining double bedrooms provide generous, versatile spaces with a variety of options for alternative use, whilst a modern shower room completes the accommodation.



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Approximate Gross Internal Area: (2077 sq ft - 193 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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