



20 Rosehall Walk, Haddington, East Lothian, EH41 4DQ

Immaculately Presented, Two-Bedroom, Upper Flat, with a Driveway and a Garden

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Property Description

Immaculately presented, two-bedroom, upper flat, with a driveway and a private garden. Set in a modern, residential development, located in the desirable county town of Haddington.

Comprises an entrance hall, a living room, a kitchen, two bedrooms and a bathroom.

In move-in condition, highlights include contemporary flooring, a modern fitted kitchen and bathroom and tasteful decor throughout. In addition, there is double glazing, electric heating, and good storage provision including a walk-in hall storeroom.

A private, enclosed rear garden includes a shed, a gravelled seating area and a lawn.

A bright entrance hall, with storage, and a carpeted staircase, lead to a central hallway, with a utility cupboard, finished with wood-effect flooring. A tastefully presented reception room enjoys plenty of natural light from a wide, south-west facing window and offers ample, versatile space for freestanding lounge furniture. Conveniently adjoining, a kitchen shares the sunny aspect of the living room and is fitted with modern, white units and wood-effect worktops. Appliances include an integrated oven, an electric hob, a stainless-steel canopy and a fridge/freezer, whilst a washing machine is housed in the utility cupboard in the hall.

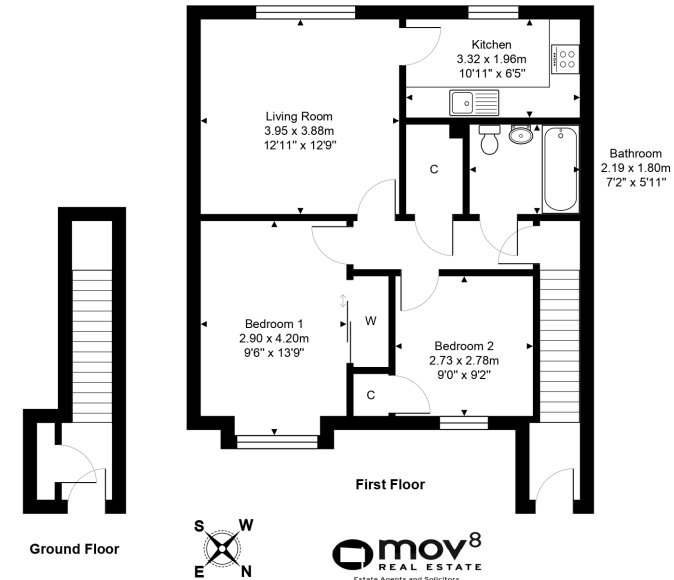
Across the hall, two well-proportioned, carpeted bedrooms continue the tasteful presentation of the living space, with bedroom two benefiting from built-in cupboard storage and bedroom one enjoying integrated wardrobe storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and panel splash walls. (Both storage units can be included in the sale).

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Approximate Gross Internal Area: 67.4 m² ... 726 ft²

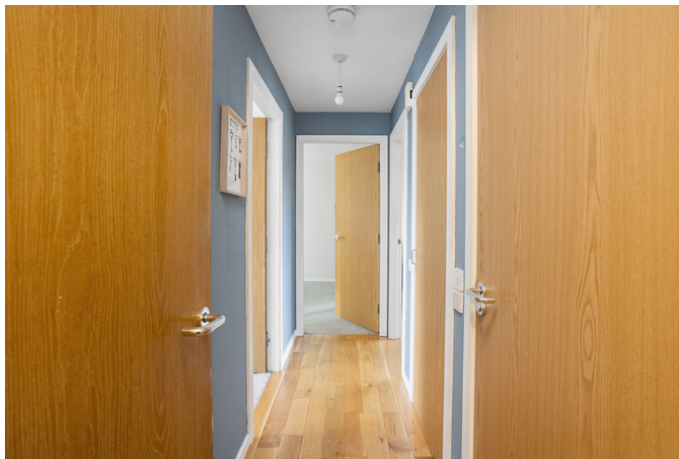
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.



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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