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11 Dobson's Walk, Haddington, East Lothian, EH41 4RU

Tastefully Presented, Southerly-Facing, Two-Bedroom, Mid-Terrace Home

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Property Description

Tastefully presented, southerly-facing, two-bedroom, mid-terrace home, with gardens and an allocated parking space. Set in a quiet cul-de-sac, in the desirable county town of Haddington, East Lothian.

Comprises an entrance hall, living room, kitchen, two double bedrooms and a family bathroom. Highlights include a modern fitted kitchen, gas central heating, double glazing and good storage provision.

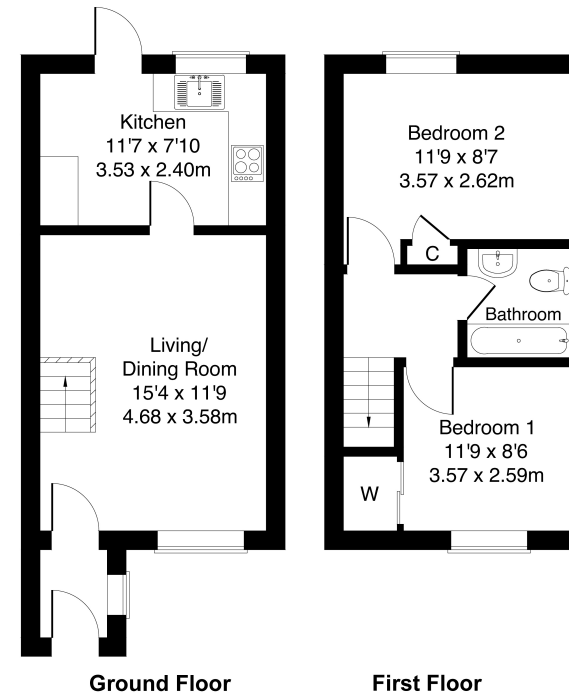
Externally, there is low-maintenance landscaping for both the front and rear gardens, and a shed.

This quiet residential development provides maintained communal grounds, and additional visitor parking bays.

A welcoming entrance porch, with room for outerwear, leads into a spacious living/dining room, finished with light, neutral decor and carpeting. A flexible floorplan is available here for both lounge and dining furniture, and the versatile public room leads conveniently into a kitchen. The bright, modern kitchen, with garden access, is fitted with wood-effect units, stone-effect worktops and white, splashback tiling. Appliances include a freestanding cooker (with an overhead extractor fan), a fridge/freezer and a washing machine.

Upstairs, two double bedrooms, both carpeted and tastefully presented, are set to either aspect. Whilst the main bedroom benefits from built-in wardrobe storage, the second bedroom enjoys cupboard storage and rear garden views. Completing the accommodation, a good-sized family bathroom is fitted with a white, three-piece suite, with a shower-over-bath and splash wall tiling.

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Approximate Gross Internal Area: (581 sq ft - 54 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, 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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