





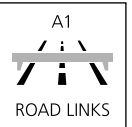
HADDINGTON, EAST LoTHIAN

The historic market town of Haddington lies on the River Tyne, approximately eighteen miles east of Edinburgh, and is situated in the heart of East Lothian's attractive countryside.

The town itself offers an excellent range of local shops, sports centre with swimming pool, schooling for all ages, a good choice of pubs and restaurants and numerous golf courses. Haddington has a wide range of social and cultural activities, generated by the lively local community, including concerts in the magnificent 14th Century St Mary's Parish Church.

Edinburgh city centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south.

There are good public transport services to and from Edinburgh city centre and surrounding towns and villages including the coastline.





31 ABBOTS VIEW

McEwan Fraser Legal is delighted to bring to the market this semi-detached, three bedroom villa with open outlook the over surrounding countryside. The accommodation is laid over two floors and briefly consists of a ground floor with an entrance hallway, lounge/dining room, kitchen/dining room. The bathroom is located on the mezzanine level, and the first floor has three bedrooms, all which are all double in size.

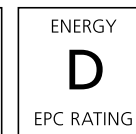
This home has an open plan look with the lounge open to the dining room with double doors leading into the kitchen creating a good sense of flow for family life. There are glazed double doors from the dining room and sliding patio doors from the lounge, which provide the lounge/dining space with natural light. The galley style kitchen provides ample floor and wall units with a space for a small breakfast table. The family bathroom is on the mezzanine level and all three bedrooms, on the first floor, all benefit from built in wardrobes. To the rear there is are shrub beds and a small patio all bound by brick wall and timber fencing. To the front, there is an area of patio, again bounded by timber fencing. Parking is readily available nearby.



3 BED



1 BATH



ENERGY
D
EPC RATING



SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Dining Room	2.94m (9'8") x 2.40m (7'10")
Lounge	4.22m (13'10") x 3.60m (11'10")
Kitchen	5.20m (17'1") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	4.13m (13'7") x 2.41m (7'11")
Bedroom 3	2.70m (8'10") x 2.47m (8'1")
Bathroom	1.91m (6'3") x 1.68m (5'6")

Gross internal floor area (m²)

104m²

EPC Rating

D

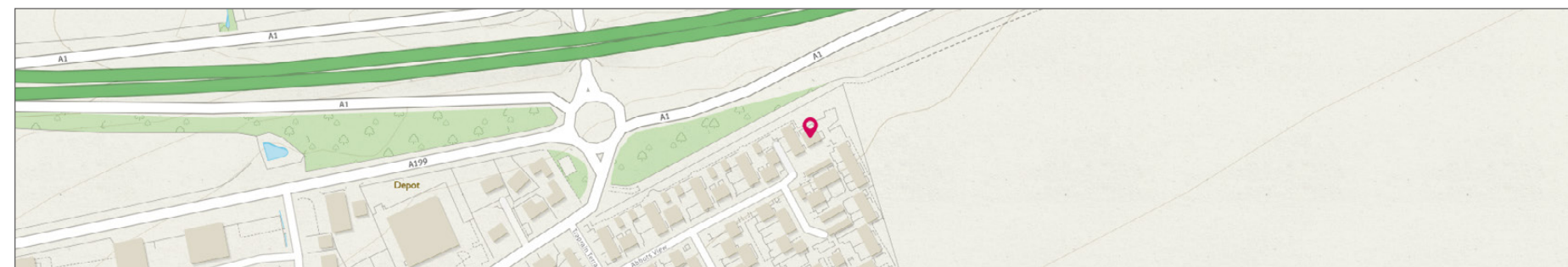
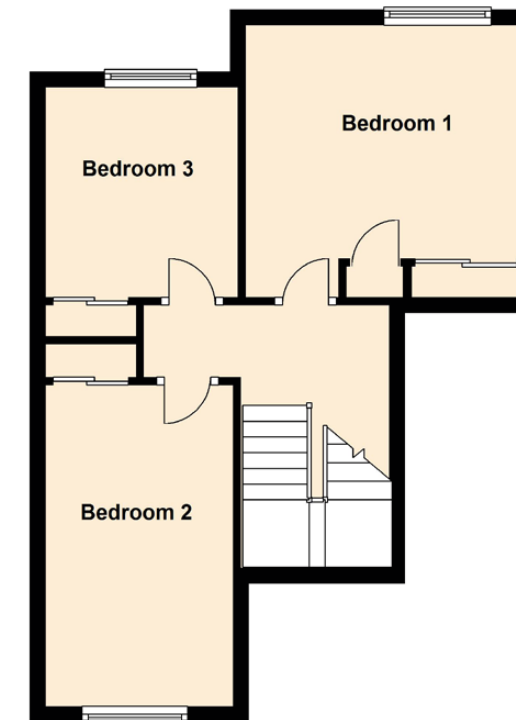
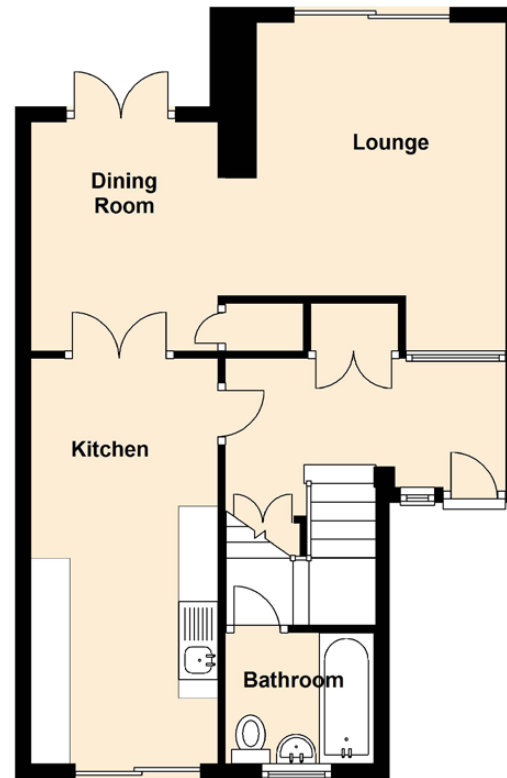
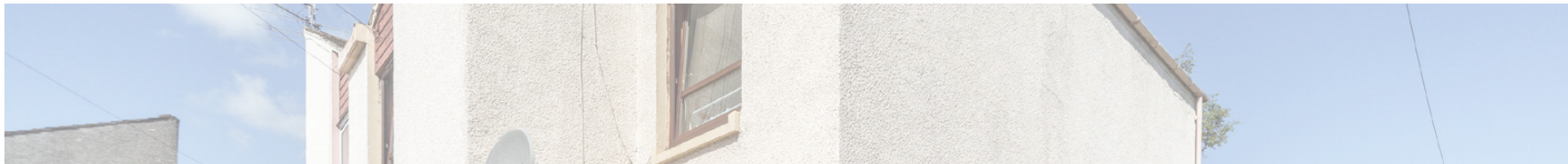


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
LEIGH ARMOUR
 Photographer



Layout graphics and design
BEN DAYKIN
 Designer