

Highly desirable three bedroom end terraced house

Located within the Haddington area of East Lothian



38 Abbots View

Haddington, EH41 3QH



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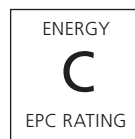
3 BED



1 BATH



LOCAL
AMENITIES



ENERGY

C

EPC RATING



Haddington

Haddington is the historic market town of East Lothian, a beautiful county with a fine coastline, lovely beaches, several golf courses including an 18 hole course in Haddington itself.

There is an excellent variety of shops and services including a Tesco's Superstore, Post Office, Banks and Building Societies.

The schools at nursery, primary and secondary are highly regarded, and there are many recreational venues for those interested in football, rugby, golf, bowls. In addition, the Sports Centre has a swimming pool.

Edinburgh is about 17 miles away and is easily accessible by car as is the city bypass which affords convenient access to Edinburgh International Airport and the motorway network.



38 Abbots View



An excellent opportunity has arisen to acquire this highly desirable three bedroom end terraced house, making for a spacious family home and located within the Haddington area of East Lothian, Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising;

Ground floor: entrance hallway, a bright and spacious lounge with large window to the rear aspect, dining room that links the kitchen and living room which has a large storage cupboard and provides access to the rear, a fully fitted kitchen, benefiting from lots of worktop space and provides access to the front garden section.

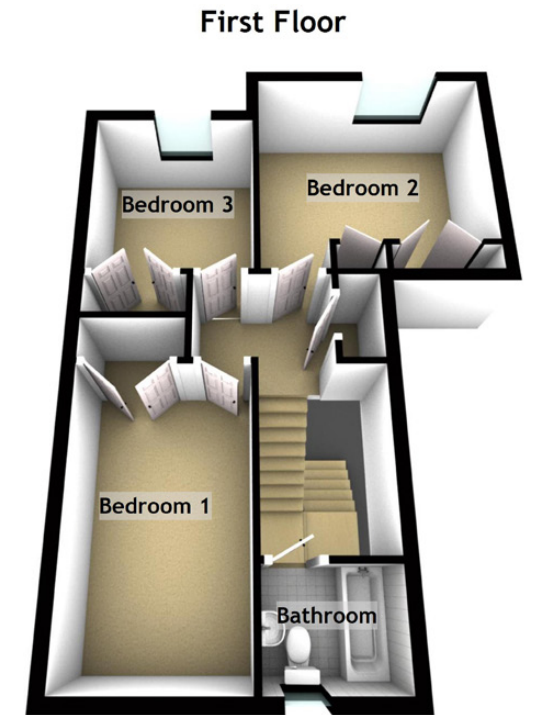
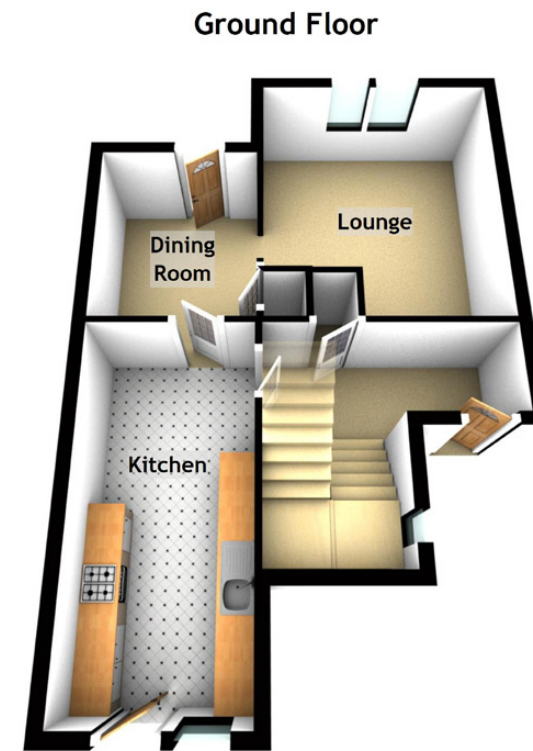
Partly tiled family bathroom, benefiting from an over-head shower.

First floor: landing with large storage cupboard, two double bedrooms and a single, all of which have double built-in wardrobes and provide ample space for furniture arrangements,

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, more than adequate on-street parking to accommodate for residents and visitors, private garden grounds surrounding the property, including front and rear which is laid to patio and lawn.





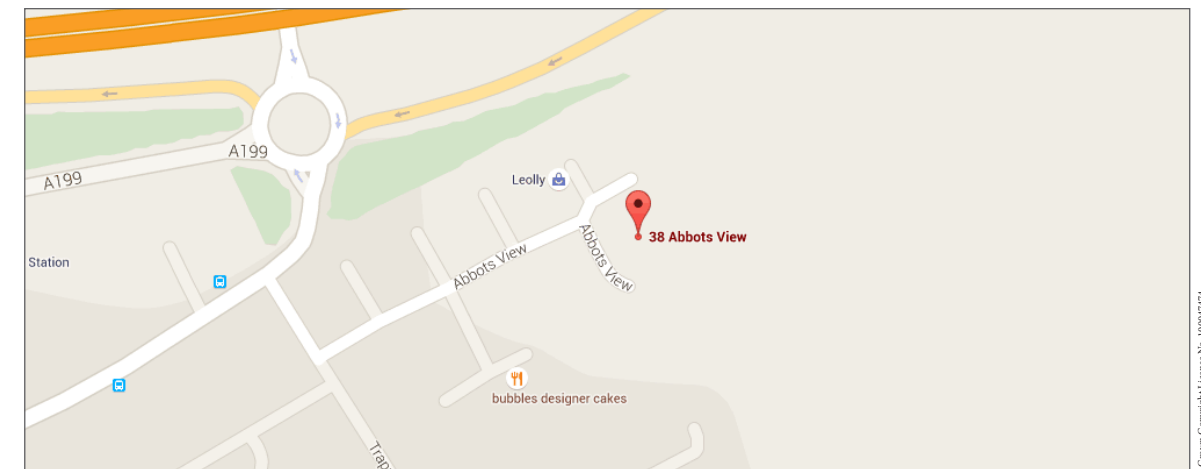
Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.63m (11'11")
Kitchen	5.21m (17'1") x 2.41m (7'11")
Dining Room	2.88m (9'5") x 2.43m (8')
Bedroom 1	4.16m (13'8") x 2.43m (8')
Bedroom 2	3.59m (11'9") x 3.50m (11'6")
Bedroom 3	2.70m (8'10") x 2.48m (8'2")
Bathroom	1.95m (6'5") x 1.70m (5'7")

Gross internal floor area (m²) - 82

Extras
(Included in the sale)

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floors. Please note, other items may be available through separate negotiation.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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