





HADDINGTON

EAST LoTHIAN

Haddington is the historic market town of East Lothian, a beautiful county with a fine coastline, lovely beaches, and several golf courses including an 18-hole course in Haddington itself. There are 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, and bowls. In addition, the sports centre has a swimming pool.

Edinburgh is about seventeen 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.



15 HAWTHORNBANK ROAD

McEwan Fraser Legal is delighted to present to the market this beautifully presented two bedroom, semi-detached bungalow, presented to the market in walk-in-condition. The size and internal condition makes this a highly desirable property for any purchaser. The property has been designed to maximise the natural available light to create a modern ambiance, and has been recently decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.



The property is entered via a welcoming hall which provides access to all rooms, including a handy storage cupboard. The lounge is flooded with natural light thanks to a large bay window looking to the rear garden while the room provides plenty of space for furniture configurations and has an electric feature fireplace. The kitchen is new and is fitted with a good range of floor and wall mounted units providing lots of

worktop space and benefits from brand new appliances including four ring hob, oven, extractor fan, fridge-freezer, dishwasher and washing machine. The generous sized master bedroom allows plenty of space for free-standing units as well as a double window to the rear. Bedroom two again is of good dimensions and allows ample space for furniture configurations. In addition, there is a good-sized wet room with shower, wash hand

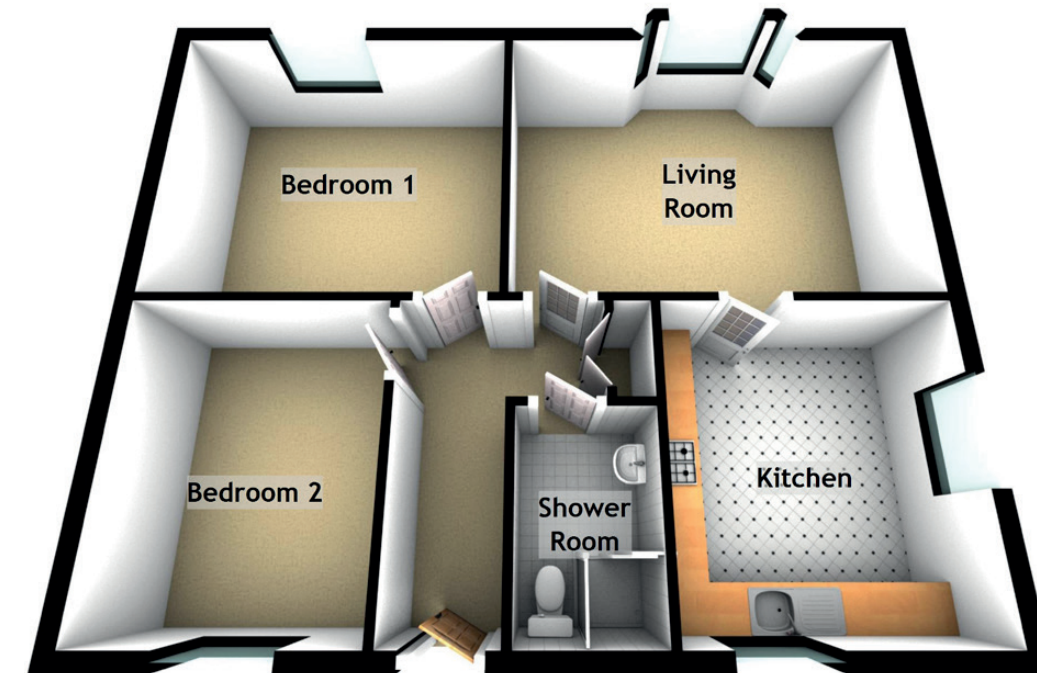
basin and WC.

This property also benefits from: gas central heating, recently installed UPVC double-glazing and driveway for two cars. The front garden is laid to chips while the rear has been landscaped and is a large space for any keen gardeners with a greenhouse. There is also a shed and a storage cupboard.





BATHROOM & BEDROOMS



Approximate Dimensions
(Taken from the widest point)

Living Room	4.74m (15'7") x 3.42m (11'3")
Kitchen	3.42m (11'3") x 3.11m (10'2")
Bedroom 1	3.93m (12'11") x 3.42m (11'3")
Bedroom 2	3.44m (11'3") x 2.77m (9'1")
Shower Room	2.26m (7'4") x 1.44m (4'7")

Gross internal floor area (m²) - 61m²

EPC Rating - E

Extras
(Included in the sale)

All fitted carpets and floor coverings, light fittings and kitchen appliances. Other items may also be available through separate negotiation.

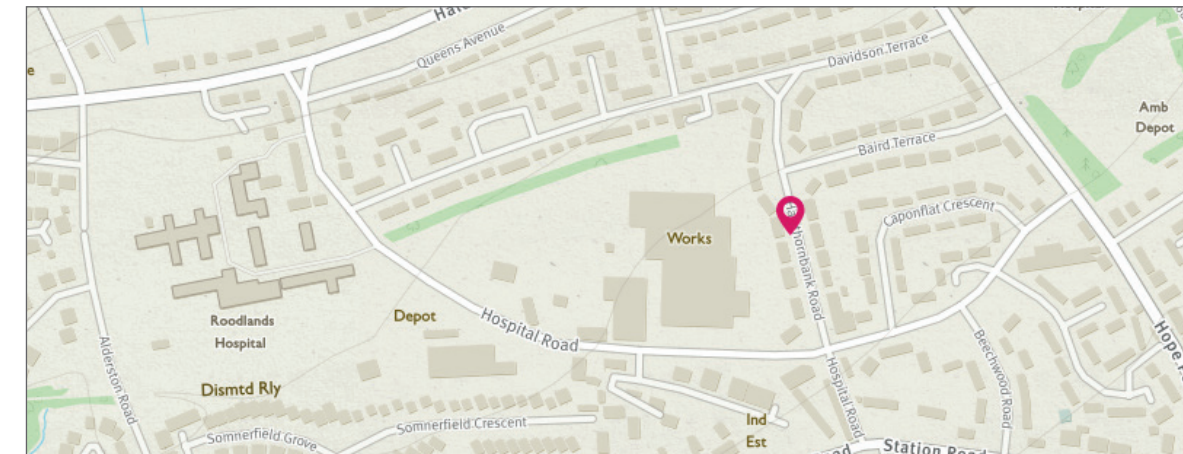


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