



**20 Davids Way**  
Haddington, East Lothian, EH41 3DY

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Attractive living room with French doors to rear garden.
- Dining kitchen with integrated appliances.
- Upper landing with storage & access to attic.
- Master bedroom with en suite shower room.
- Two further bedrooms.
- Family bathroom with shower.
- Gas Central Heating.
- Double glazing.
- Garden areas to the front & side.
- Well maintained garden at rear.
- Allocated parking space at rear.
- Unrestricted on street parking.
- Views to surrounding hills.



## GENERAL DESCRIPTION

A bright, well presented semi-detached villa situated in a sought after modern development in the highly desirable town of Haddington in East Lothian. The property is an ideal commuter base with it's close proximity to the A1 and Edinburgh City Bypass and would make an ideal family home in a great location. There is a range of amenities within Haddington itself that are close by.

### Factoring Note:

The communal areas within the development are factored by Ross & Liddell at an approximate charge of £20 per calendar month.

**COUNCIL TAX BAND:** E.  
**TRAIN STATION:** APPROXIMATELY 5.4 MILES TO LONGNIDDRY TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 26.2 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 200 METRES.

## LOCATION

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The counties beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne close by. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools.

### EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE.





**ENERGY PERFORMANCE  
CERTIFICATE RATING B**

**Dauids Way,  
Haddington,  
East Lothian, EH41 3DY**



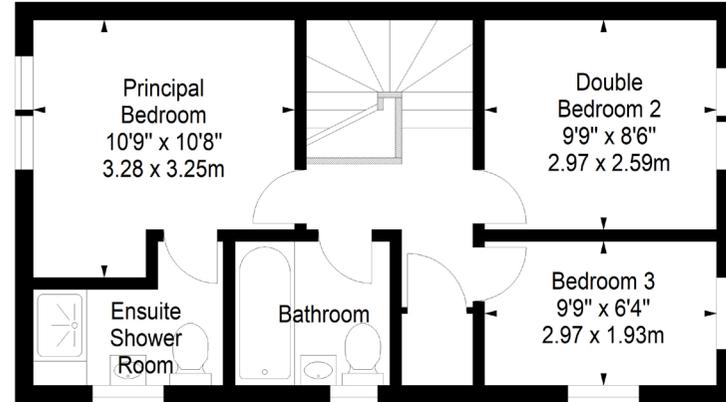
Approx. Gross Internal Area  
876 Sq Ft - 81.38 Sq M

Store

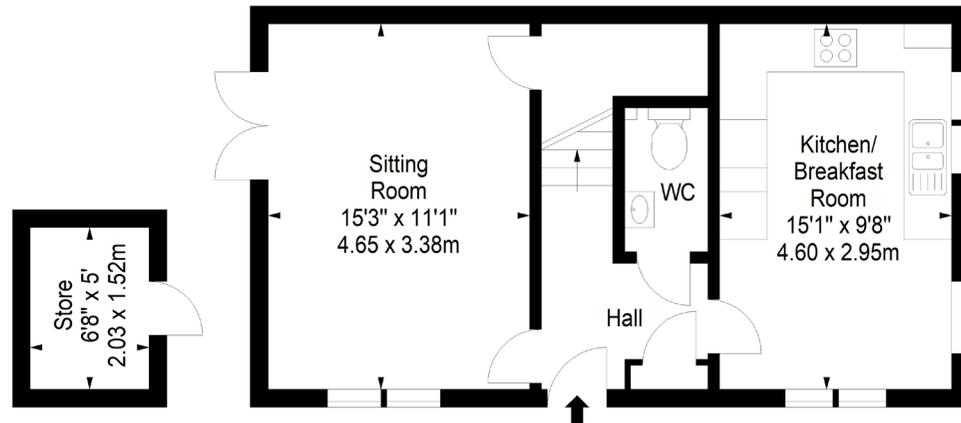
Approx. Gross Internal Area  
34 Sq Ft - 3.16 Sq M

For identification only. Not to scale.

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First Floor



Ground Floor

Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.