



McKinnon Forbes
Estate Agents & Solicitors

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14 DAVIDS WAY
HADDINGTON



“Stylish and beautifully presented 2-bedroom end terraced villa with lovely enclosed rear garden”



14 DAVIDS WAY, HADDINGTON, EH41 3DY

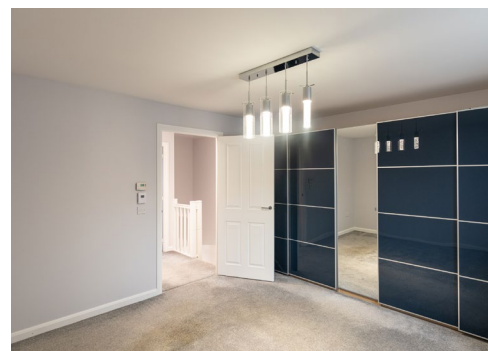
Stylish and beautifully presented 2-bedroom end terraced villa with lovely enclosed rear garden, set in this popular residential estate within the popular East Lothian market town of Haddington, close to many transport links and local amenities. This property will make a perfect starter home for a young family or first-time buyer. The accommodation comprises: on the ground floor: hallway with under stair cupboard, stylish modern fitted kitchen with integrated gas hob, electric oven, cooker hood, washing machine, dishwasher and fridge freezer, fabulous sitting room with patio doors leading to the rear garden, and cloakroom/WC. On the upper floor: 2 double bedrooms, 1 with fitted wardrobes, and part tiled family bathroom/WC. The property benefits from gas central heating and double glazing and included in the purchase price are all fitted floor coverings, blinds and light fittings. there is a lovely, enclosed garden to the rear with paved patio and large garden shed included, and there is ample residents' parking nearby. Viewing is highly recommended!





The historic market town of Haddington is situated in the heart of East Lothian and lies on the banks of the River Tyne approximately 18 miles east of Edinburgh and situated in the heart of East Lothian's attractive countryside. The town is surrounded by some of the county's most stunning countryside and is a much sought-after location, popular with families and commuters alike. Haddington offers an excellent range of local independent shops, sports centre with swimming pool, schooling for all ages and a good choice of pubs, cafes and restaurants as well as numerous golf courses. The town offers an excellent quality of life with 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 Retail Park and cinema, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway links to the north, south and west are all easily accessible via the A1. There are delightful walks along the banks of the River Tyne and the famous Waterside Inn is also to be found there. The A1 expressway to Dunbar also provides easy access to the south.

*“Close to the centre of the popular market
town of Haddington”*





VIEWING

Please contact our Tranent Office on 01875 611211







CLOSING DATE FOR OFFERS

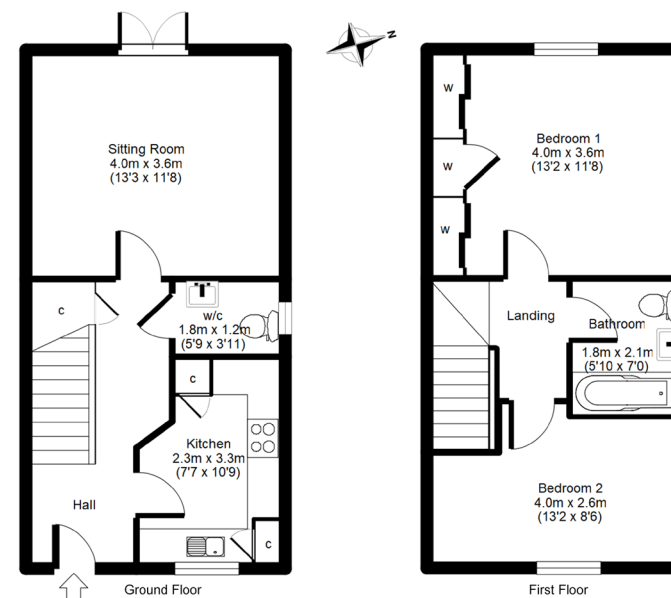
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

Contact Selling Agents – 01875 611 211

KEY FACTS

Bedrooms	2	
Reception Rooms	1	
Bathrooms	1	
Parking	Residents;	
EPC Rating	B	
Council Tax	D	



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NOTE:

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.