



GILSON GRAY

LAW • PROPERTY • FINANCE

28, PHILLIPS AVENUE

Haddington, East Lothian, EH41 3QU



A SPACIOUS DETACHED HOUSE WITH FLEXIBLE FAMILY ORIENTATED ACCOMMODATION

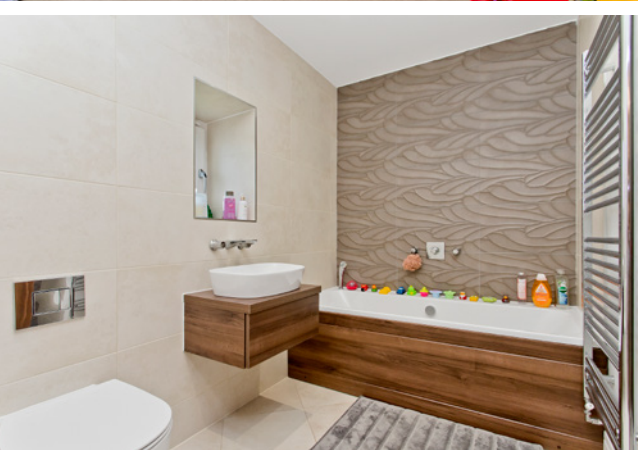
Forming part of Haddington's prestigious Avant Homes development on the edge of the town, this generous detached house boasts spacious and flexible family orientated accommodation including five bedrooms, a fabulous open-plan living area, and three bathrooms (plus a WC). Externally, the house is accompanied by a spacious garden, a detached double garage, and a private driveway.

A reception hall (with a WC) welcomes you into the home and sets the tone for the interiors to follow with crisp-white décor and a gleaming tiled floor. On your left, you step into a sociable flow of living spaces, starting with a living room. Illuminated by dual-aspect glazing, including French doors opening onto the rear garden, the living room is identically decorated to the hall and is fitted with a carpet for optimum comfort underfoot. The living room flows into a dining area to the rear, set next to bi-folding doors extending the space outdoors onto the garden, which benefits from open access to the kitchen. Also accessible from the hall, the kitchen is appointed with a wide range of contemporary cabinetry and workspace and features a breakfast bar, whilst an adjoining utility room houses additional cabinetry and built-in storage.

FEATURES

- Generous detached house
- Sought-after Avant Homes development in Haddington
- Reception hall with WC
- Dual-aspect living room
- Dining area with bi-folding doors
- Contemporary breakfasting kitchen
- Principal bedroom with dressing room and en-suite
- Second bedroom with en-suite shower room
- Three further bedrooms
- Four-piece family bathroom
- Spacious rear garden
- Detached double garage and driveway





BEDROOMS & BATHROOMS

On the first floor, a central landing leads to five bedrooms and a family bathroom. The generous principal suite comprises a sleeping area, a dressing room with a built-in wardrobe, and a contemporary en-suite comprising a walk-in enclosure with a rainfall showerhead, a basin atop a vanity unit, and a WC. Two of the remaining bedrooms are accompanied by built-in wardrobes and one also enjoys an en-suite shower room. Finally, the family bathroom comes complete with a bathtub, a separate shower enclosure, a WC-suite, and a chrome towel radiator.

Externally, the house is complemented by a spacious rear garden, mainly laid to lawn and featuring a decked terrace and a patio area. Excellent private parking is provided by a detached double garage and a private driveway.

Integrated kitchen appliances comprising an oven, a microwave, a gas hob, an extractor fan, a fridge, a freezer, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





HADDINGTON

Nestled in East Lothian's picturesque countryside, the historic market town of Haddington enjoys the best of both worlds. The town centre is home to a wealth of independent retailers, restaurants, cafés, pubs, takeaways, banks, a chemist, minimarkets, a supermarket, a children's soft play, several hairdressers and the John Gray Centre, offering a state-of-the-art library and a museum. Residents of Haddington are never far from leafy parks and scenic open countryside, and the tranquil River Tyne provides the perfect backdrop for a leisurely stroll, run or cycle. For sports, fitness and golf enthusiasts, Haddington offers its own golf course, and Aubigny Sports Centre incorporates two swimming pools, a sauna and steam room, a Bodyworks gym, a range of fitness classes, a sports hall, a café and a handy creche service. Schooling is well-catered for in the town, with nursery and primary schooling at Haddington Infant School and King's Meadow Primary School, and secondary schooling provided at Knox Academy. The area is well-served by regular bus links across the county and into the capital, and thanks to its close proximity to the A1, commuting to Edinburgh, Berwick or further afield is swift and convenient.

EPC
RATING:

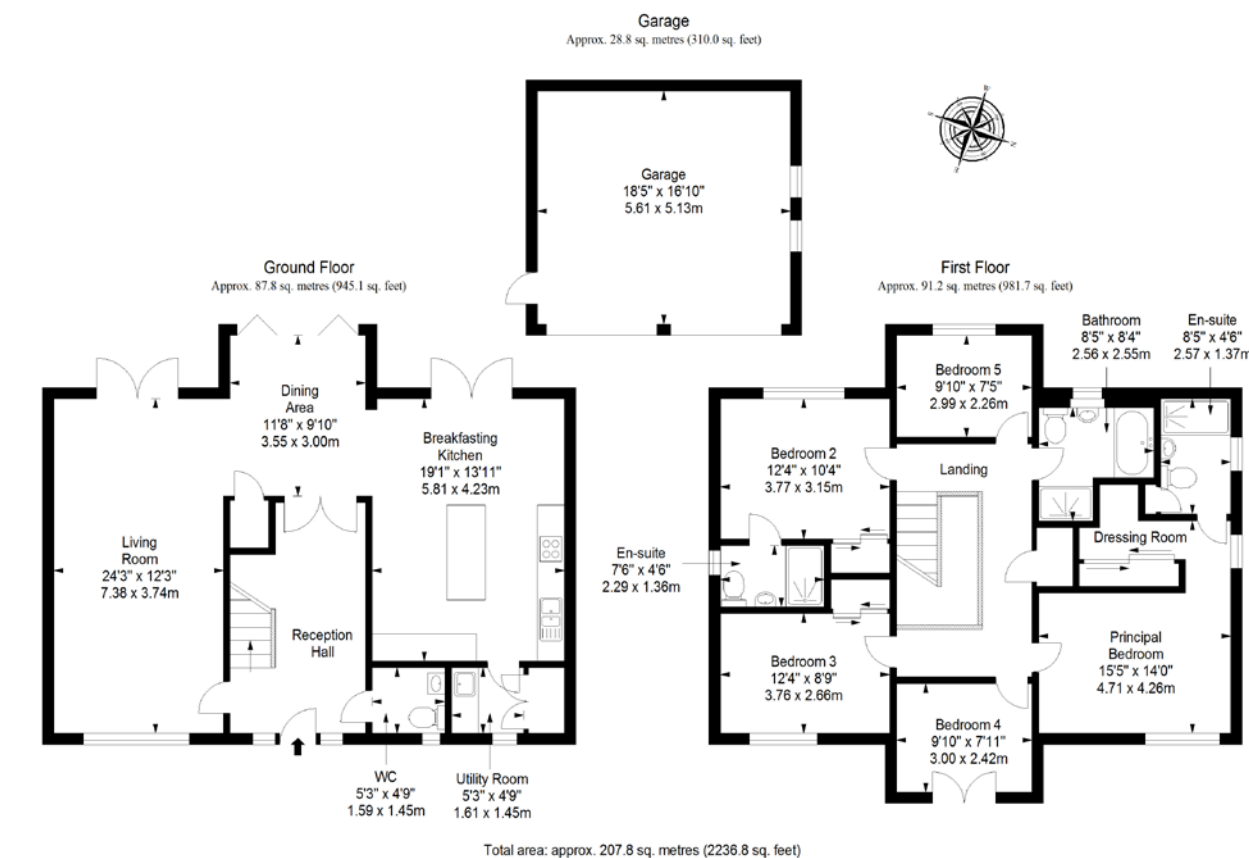
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COUNCIL
TAX BAND:

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VIEWINGS

By appointment with Gilson Gray on 01620 893 481





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop



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