



# 38 DAVIDSON TERRACE

## HADDINGTON, EAST LOTHIAN

### EH41 3BA



Semi-detached house in Haddington offering two double bedrooms, a spacious reception room, a kitchen, and a bathroom, plus front and rear gardens and access to unrestricted on-street parking.



## THE PROPERTY

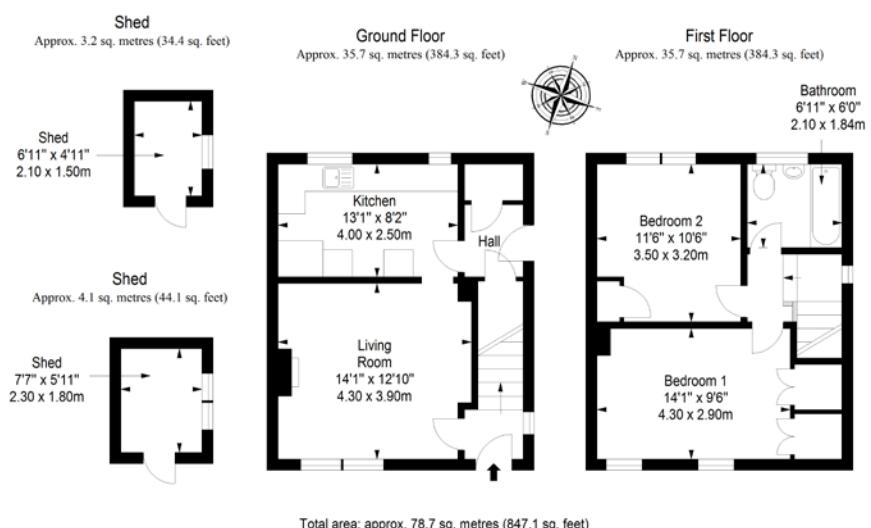
- Situated in an established residential area of Haddington, this two-bedroom semi-detached house enjoys an open aspect to the front and lies within easy reach of the town's amenities, including shops, schools, a children's playground, transport links, and scenic open spaces.
- A hall welcomes you into the home and leads directly into the living room on the left. Occupying a spacious footprint which allows for various configurations of lounge furniture, the reception room is decorated in neutral tones, carpeted for comfort, and illuminated by a south-facing window capturing sunny natural light throughout the day. A fireplace creates a warming focal point around which furniture can be arranged.
- The kitchen is conveniently accessed from here and is fitted with a selection of wall and base cabinets framed by spacious worktops. Provision is made for a number of freestanding and undercounter appliances, and the kitchen affords access to a rear hall (with built-in storage) with an external entrance.
- On the first floor, a landing leads to two double bedrooms and a bathroom. The bedrooms are both spacious, tastefully decorated, carpeted for comfort, and accompanied by built-in storage, and the larger of the two enjoys a sunny aspect. A large loft offers useful extra storage space.
- The bathroom comprises a bath with a shower tap attachment, a pedestal basin, and a WC.
- Gas central heating and double glazing ensure year-round comfort and efficiency.
- Externally, the house is accompanied by a front garden with a lawn and leafy trees, and a rear garden which is paved and gravelled for easy upkeep and includes two sheds for handy outdoor storage.
- Parking on Davidson Terrace is conveniently unrestricted.
- Extras: all fitted floor coverings, window coverings, and light fittings will be included in the sale. The bed frames (one king-size, one bunk bed) are also available, if desired.
- EPC Rating: C

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.



## HADDINGTON

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries, hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers and runners, strolls and runs along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.



## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.