

**10 Hopetoun Drive
Haddington, EH41 3AP**

OFFERS OVER £199,000



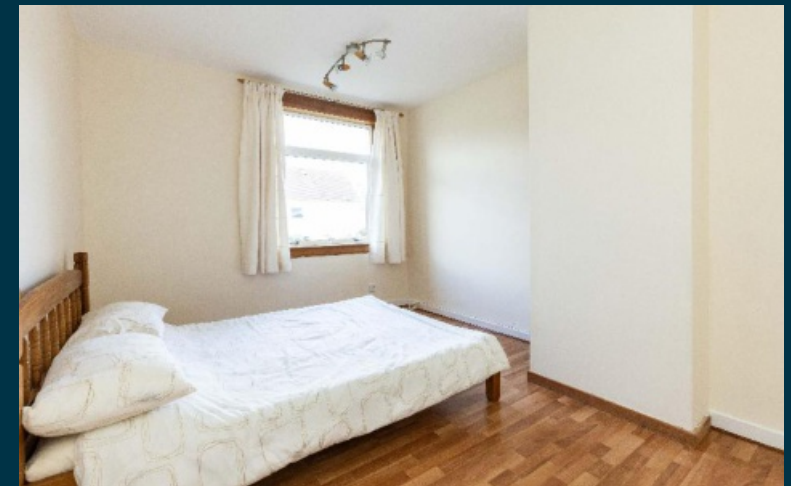
drummondmiller



- Well maintained, generously proportioned semi detached villa
- Hall, spacious livingroom
- Modern fitted kitchen/breakfastroom with appliances
- Three spacious double bedrooms
- Fully tiled bathroom with four piece suite
- Large, well maintained gardens, gated driveway
- Gas central heating. Double glazing
- EPC Band C, Council tax band C

Description

This is a traditional, well maintained and generously proportioned (94m sq) semi detached villa forming part of a mature, popular development close to the town centre. In good decorative order throughout, the property benefits from gas central heating and double glazed windows. The accommodation comprises, bright entrance hall, bright and spacious livingroom with feature fireplace, modern fitted kitchen/breakfastroom with appliances and a downstairs fully tiled bathroom with four piece suite including a jacuzzi style corner bath and separate shower cabinet with electric shower. Upstairs is a bright landing with storage cupboard and hatch to the large attic, three generous double bedrooms, all of which have fitted storage.





Location

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, 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 also on the High Street, offering interesting exhibitions throughout the year. For the sport and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.

Gardens and parking

There is a well maintained front garden with lawn, hedging and gate to the large paved driveway which provides off street parking and gives access the large rear garden with lawn, paved patio, slate chipped area, paved seating area with wooden pergola, wooden summerhouse and a variety of fruit trees.

Extras

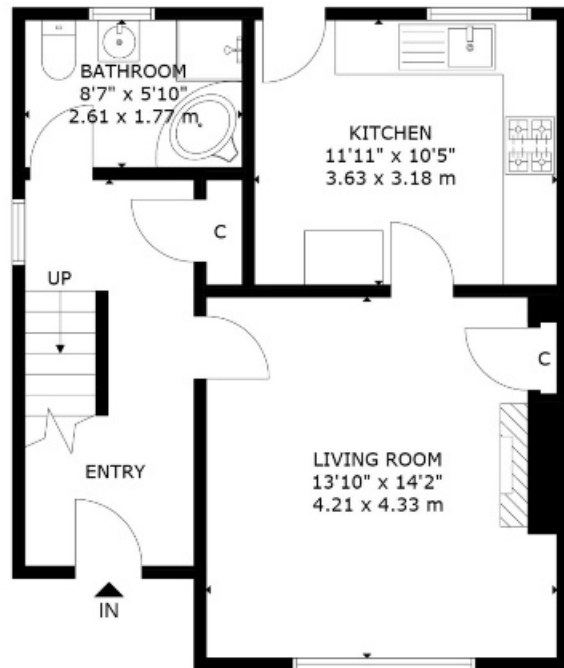
All the fitted floor coverings, curtains, integrated gas hob, oven, chimney style cooker hood, automatic washing machine, tumble dryer, fridge/freezer, wooden summerhouse and furniture are included within the sale price.

Home Report

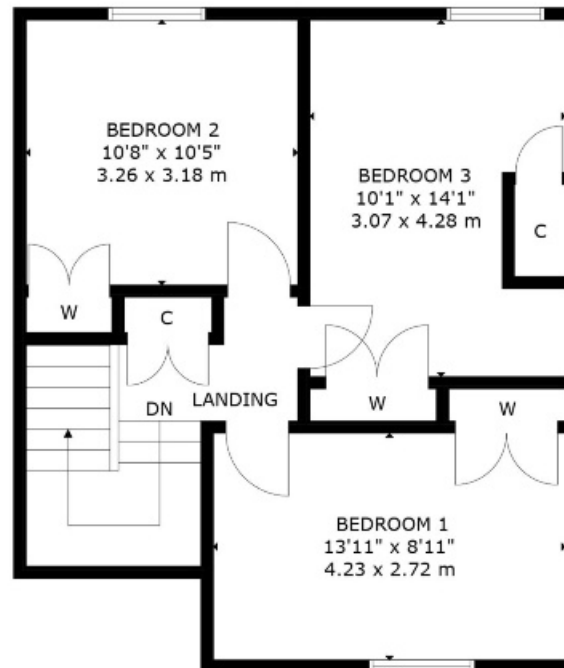
The property has been valued at £205,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131



GROUND FLOOR



FIRST FLOOR



10 HOPETOUN DRIVE, HADDINGTON, EH41 3AP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,010 SQ FT / 94 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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