



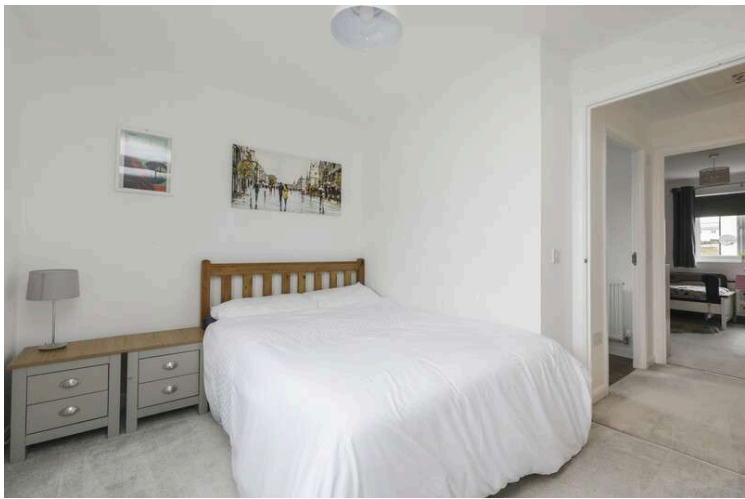
28 Davids Way, Haddington, East Lothian, EH41 3DY

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



An excellent example of a modern property which will be ideal for first time buyers. We at McDougall McQueen are delighted to present to the market this lovely family home set in modern residential estate in the lovely historic market town of Haddington in East Lothian. Built in 2019 by Taylor Wimpey the property offers bright and spacious accommodation over two levels. The accommodation is offered in excellent condition and is enhanced with double glazing, gas central heating, solar panels, and off-street parking with an additional allocated parking space. There are garden grounds to the front and rear which are ideal for outside entertaining and relaxation. An ideal purchase for professional couples, and first-time buyers. Viewing is essential to fully appreciate this property and an appointment should be made at your earliest convenience to avoid disappointment.

- Reception hallway with under stair store
- Ground floor WC
- Spacious living and dining room with French doors to the rear
- Modern fitted kitchen a range of base and wall units with gas hob, stainless steel splashback, extractor, oven, integrated fridge freezer, washer dryer and dishwasher
- Upper hallway with loft access
- Main bedroom with rear facing window and built-in wardrobes
- Bedroom two with front facing window and built-in wardrobes
- Lovely family bathroom with three-piece white suite, shower over the bath and shower screen
- Gas central heating, double glazing, solar panels & EV charger
- Off street parking and additional allocated parking space
- Private grounds to the front and rear



## Location

The lovely historic market town of Haddington is situated in the stunning county of East Lothian. The town offers a host of amenities and facilities on its vibrant High Street and within Haddington itself, there is a range of supermarket shopping including a Tesco and Aldi. A range of unique shops, eateries and popular brand stores are also within easy reach including the recently developed Haddington Retail Outlet. Schooling at both primary and secondary levels are both catered for within the town. Pleasant walks are plentiful in the area and further afield towards the coast including Amisfield Wall Gardens, Gullane (where there is also a choice of highly regarded golf courses), North Berwick and Tantallon Castle. The A1 motorway is within easy reach offering quick and convenient access to the north and south along with a direct connection to the Edinburgh City By-Pass (A720).

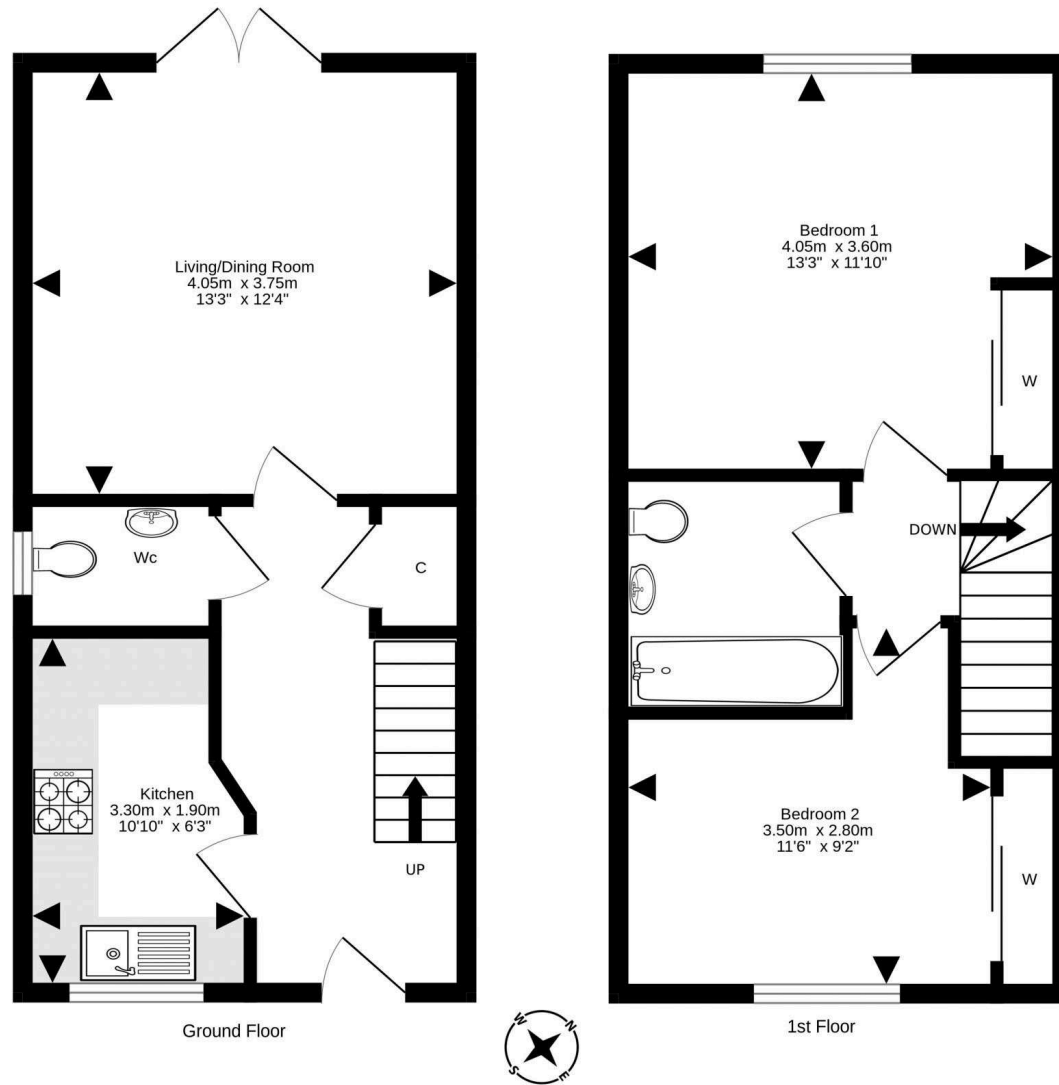
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and cycle shed. All integrated appliances, white goods and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

