

COULTERS[©]

3 AUBIGNY ROW

HADDINGTON, EAST LoTHIAN EH41 3TG

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A well proportioned three bedroom family home situated within a modern development in popular Haddington, close to a range of local amenities and local schooling.

This attractive property benefits from a driveway, integrated garage and beautifully maintained South facing rear garden with a summerhouse, bin store and patio.

KEY FEATURES



Semi detached home



Three double bedrooms, one with ensuite



Enclosed landscaped South facing garden



Driveway and garage

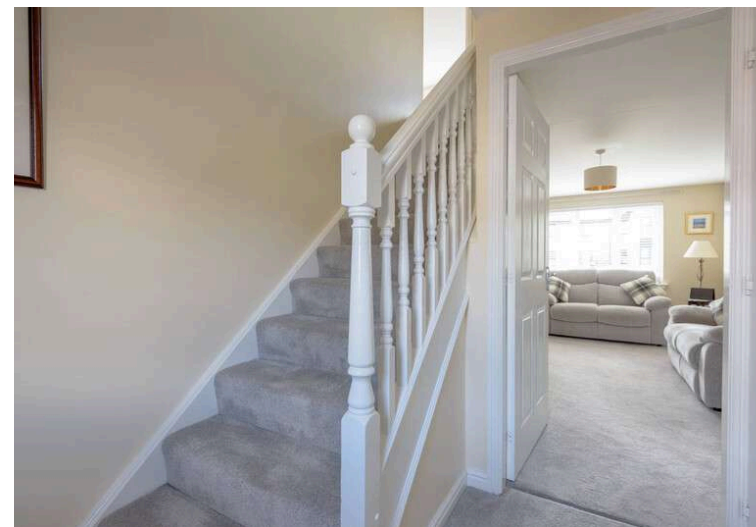


Walking distance of local school and amenities



Summer house





The property comprises; welcoming entrance hallway with WC; bright and spacious living room; kitchen with large electric double oven and 5 ring gas hob and door to rear garden.

On the first floor the master bedroom benefits from an ensuite shower room, there are two further double bedrooms and a family bathroom with shower over bath.





THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of The River Tyne and surrounded by beautiful countryside there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, Gym, sports hall, and health suite.

Haddington boasts vibrant bars and restaurants including The Waterside Bistro and The Railway. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem Train Station which has a regular service between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

EXTRAS

All fixtures and fittings, integrated appliances, fitted floorcoverings, blinds, and light fittings are included in the sale.



**Aubigny Row,
Haddington,
East Lothian, EH41 3TG**



Approx. Gross Internal Area

814 Sq Ft - 75.62 Sq M

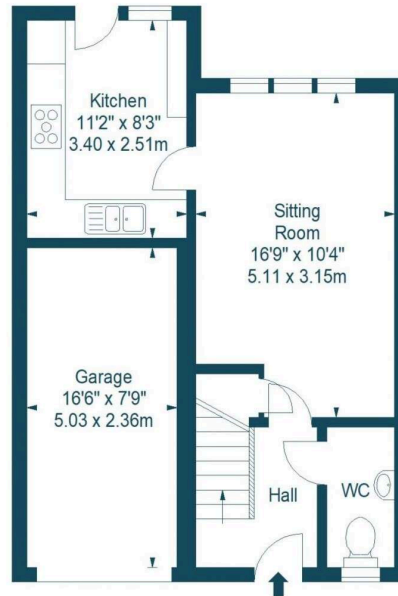
Garage

Approx. Gross Internal Area

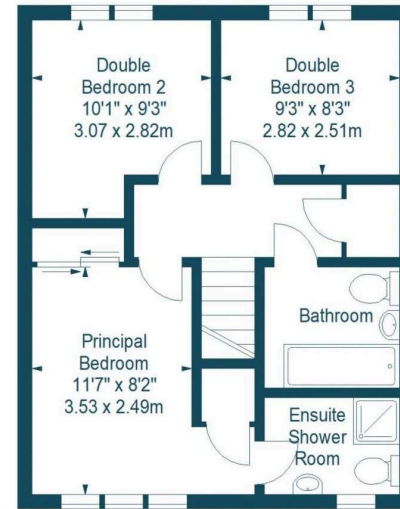
128 Sq Ft - 11.89 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.