

COULTERS[©]

30 DAVIDS WAY

HADDINGTON, EAST LOTHIAN, EH41 3DY

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A bright, well presented end terraced family home situated in a sought after modern development in the highly desirable town of Haddington in East Lothian. The property is quietly set back from the road and benefits from allocated parking and an enclosed garden to the rear.

It is within walking distance of the new primary school and excellent local amenities. Its situation makes for an ideal commuter base with it's close proximity to the A1 and Edinburgh City Bypass.

KEY FEATURES



End-terraced family home.



Three bedrooms.



Private rear garden with south-west aspect.



Allocated parking space and visitor parking.



Popular modern development.



Walking distance of local primary school.





The property comprises; welcoming entrance hall with WC, kitchen with gas hob and eye level oven, sitting/dining room with under stair storage and direct access to rear garden.

On the first floor the master bedroom has fitted wardrobes, there are two further bedrooms and a family bathroom.

The factor is Ross & Liddell and the monthly factoring costs are approximately £230 per annum.





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 Green. 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.

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 integrated appliances, fixtures and fittings, excluding light fitting over dining table in sitting room.

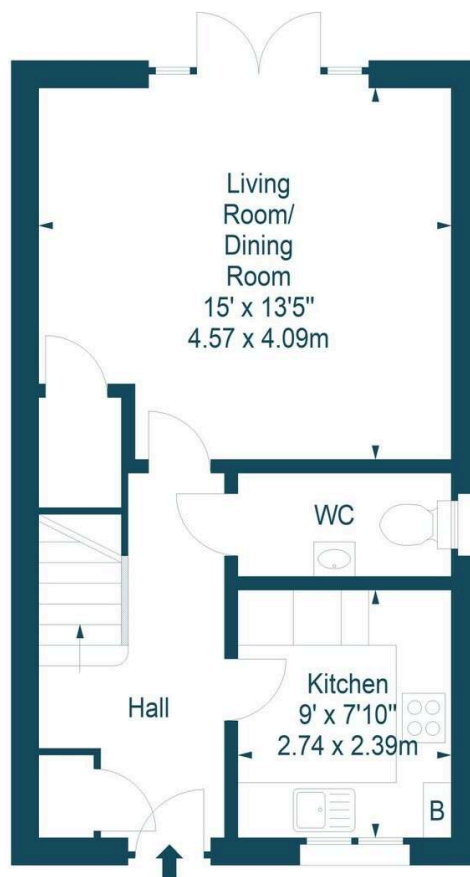




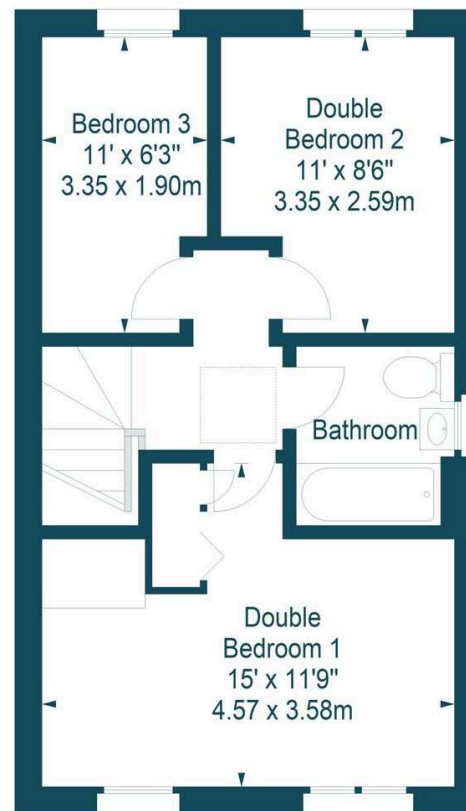
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Approx. Gross Internal Area
823 Sq Ft - 76.46 Sq M
For identification only. Not to scale.
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Ground Floor



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.