



9a Dovecote Way,
Haddington, East Lothian, EH41 4HY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception Hall.
- Carpeted staircase to upper level.
- Attractive living room.
- Inner hallway with access to Cloakroom/WC & storage.
- Superb dining kitchen with appliances.
- French doors to rear garden.
- Upper landing with access to floored attic via Ramsay Ladder.
- Master bedroom with built in mirrored wardrobes & further storage.
- En-suite shower room.
- Further double bedroom with built-in mirrored wardrobes.
- Single bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden to front.
- Driveway providing off street parking for two cars.
- Enclosed good sized garden to rear.
- NHBC Guarantee.



GENERAL DESCRIPTION

A well presented semi-detached villa situated within a modern development in the sought after town of Haddington in East Lothian. The property is approximately five years old built by Robertsons and would make an ideal family home in a great location.

FACTORING NOTE

The property is factored by SG Property Management at the approximate charge of £105 per annum. This covers the maintenance of all the communal areas in the development.

COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 6.2 MILES TO LONGNIDDRY TRAIN STATION.
AIRPORT APPROXIMATELY 26.8 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 200 METRES.

LOCATION

The popular East Lothian market town of Haddington lies approximately 18 miles east of Edinburgh City Centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. There is also a good range of shops at the Haddington Retail Park. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green, in addition to a variety of clubs and organisations to cater for adults and children alike. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 and the Edinburgh city bypass. Railway services can be obtained from nearby Longniddry.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW SHUTTERS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND FREESTANDING AUTOMATIC WASHING MACHINE.





**ENERGY PERFORMANCE
CERTIFICATE RATING B**

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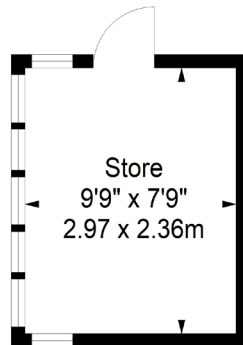
Approx. Gross Internal Area
888 Sq Ft - 82.50 Sq M

Store

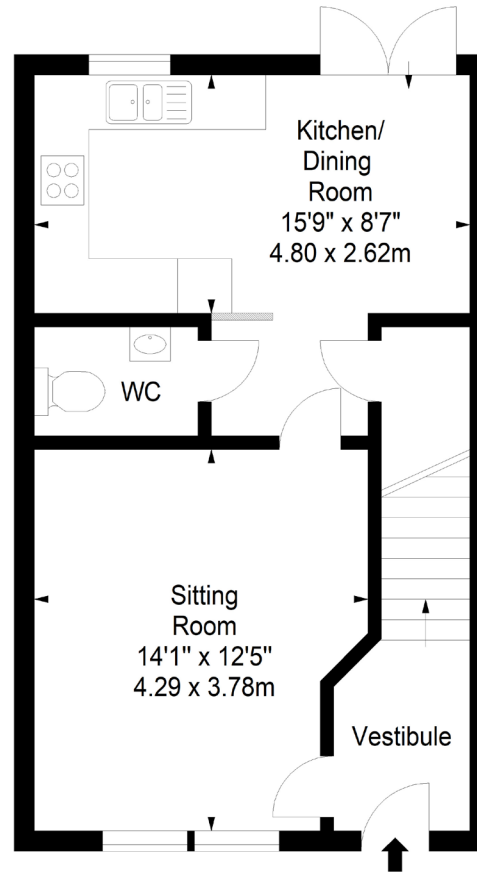
Approx. Gross Internal Area
76 Sq Ft - 7.06 Sq M

For identification only. Not to scale.

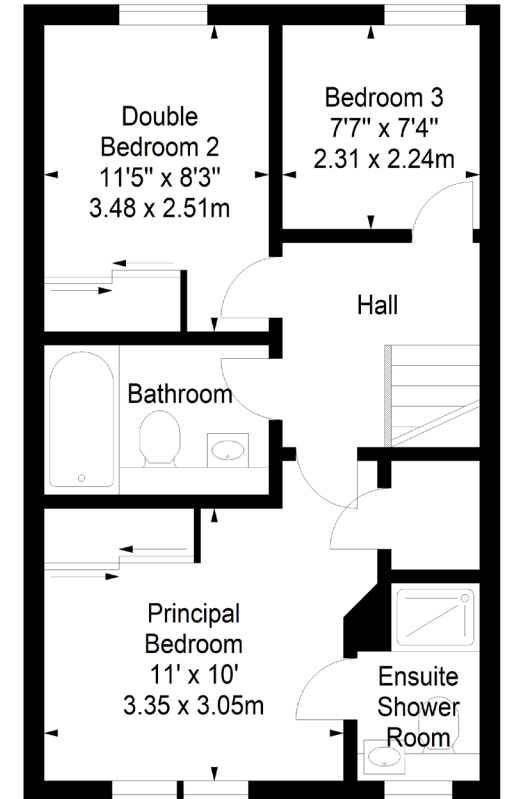
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Ground Floor



Ground Floor



First Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.