



**51 HAYS WALK, HADDINGTON**  
EAST LOTHIAN, EH41 3EH



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This attractive semi-detached house offers a modern two-bedroom home in the charming market town of Haddington, ideal for professionals or young families. It is peacefully situated on the rural outskirts, a short car or bus ride from the town's central amenities and a 30-minute commute to the capital. The interior of the house has an appealing minimalist finish elevated by sophisticated fittings. Adding further appeal is a secure garden enjoying sun throughout the day and a tandem driveway for handy private parking.

The main entrance is reached via a path through a small front garden. It opens into an inviting hall with the practical features of built-in storage and easy-clean Amtico tiling. There is also a convenient WC. At the end of the hall is a reception room filled with natural light from south-facing French doors that open onto the garden on warmer days. Oak-inspired flooring and an accent wall of green panelling add on-trend styling to the room that provides a flexible footprint for both lounge seating and dining furniture. Also on the ground floor, with quality floor tiles continuing seamlessly from the hall, is a bright kitchen tastefully appointed with subtle platinum-grey cabinetry and timber-style worktops.

## FEATURES

- Peaceful market town setting
- Modern semi-detached house with stylish interiors
- Entrance hall with storage and WC
- South-facing living/dining room with garden access
- Bright and stylish fully integrated kitchen
- Principal bedroom and a small double bedroom
- Bathroom with shower-over-bath
- Secure south-facing rear garden
- Two-car private driveway
- Gas central heating, solar panels, and double-glazing





This immaculate kitchen is neatly integrated with an oven, an induction hob with a feature hood, a fridge freezer, a dishwasher, and a washing machine, and completes the downstairs. Carpeted stairs from the hall rise to a landing, affording access to two bedrooms and a bathroom. The bedrooms, two doubles, offer plush carpeting underfoot for luxurious comfort. The chicly tiled bathroom benefits from natural light and includes a WC suite and a bath with an overhead shower. Gas central heating, solar panels, and full double glazing keep the property warm and efficient.

Externally, the south-facing rear garden is secured by fencing. A suntrap seating terrace gives way to a neat lawn—an easy-to-maintain space, perfect for those with busy lives! Finally, a private side driveway accommodates two vehicles.

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.







### Haddington, East Lothian

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafés, eateries, restaurants, and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops, and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sports Centre (with two swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick, or further afield.







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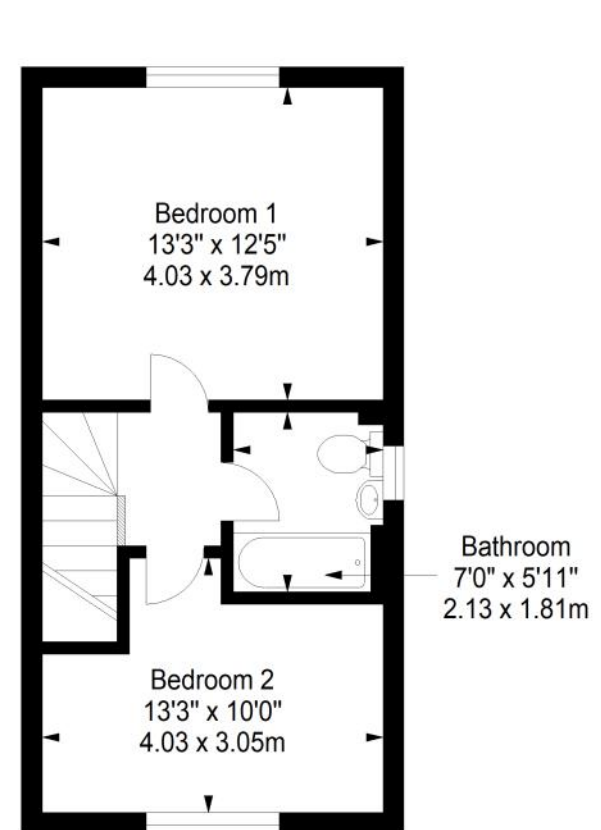
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

Ground Floor  
Approx. 35.6 sq. metres (383.2 sq. feet)



First Floor  
Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 71.2 sq. metres (766.4 sq. feet)