

COULTERS[©]

91 DAVIDS WAY

HADDINGTON, EAST LOTHIAN, EH41 3FJ

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Extremely well presented modern three bedroom Cala semi detached house with an appealing layout, high ceilings, and quality fixtures and fittings throughout. The current owners have decorated with neutral colours creating a light home with a stylish feel. The property is set in an sought after development close to amenities, open countryside and excellent transport links. To assist with directions please use [What3Words precluded.landmark.dream](#)

The rear garden is well planted with a selection of mature shrubs and trees, with an area of lawn and a patio to enjoy the open aspect, bespoke bin store and shed fit well within this charming space.

There are two allocated parking spaces and a further garden to the side and front.

KEY FEATURES



Well presented Cala semi detached house



Three double bedrooms, one with ensuite



Landscaped enclosed garden with open outlook



Two residents parking spaces



Sought after residential estate



Close to amenities and transport links

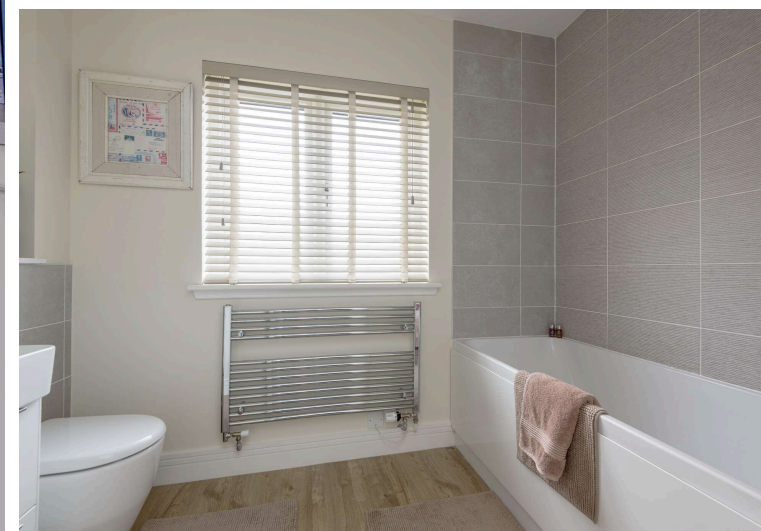


EPC Rating - B



Council Tax Band - E





The accommodation arranged over two floors comprises; wide welcoming entrance hall; cloakroom with WC; large storage cupboard; bright sitting room to the front; generous kitchen/dining room with an excellent selection of fitted units and integrated appliances, ample room for a large table and direct access to the rear garden.

On the first floor; landing with large cupboard; principal bedroom with fitted wardrobes and en suite shower room; two further double bedrooms and a family bathroom with three piece suite and separate shower.

The property is double glazed throughout with gas central heating.





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 local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. 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.

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. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.



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. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

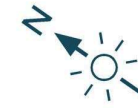
EXTRAS

The fitted floorcoverings, blinds, light fittings and integrated appliances throughout are included in the sale price. The factor is Ross & Liddell with an approximate annual fee of £120.00.

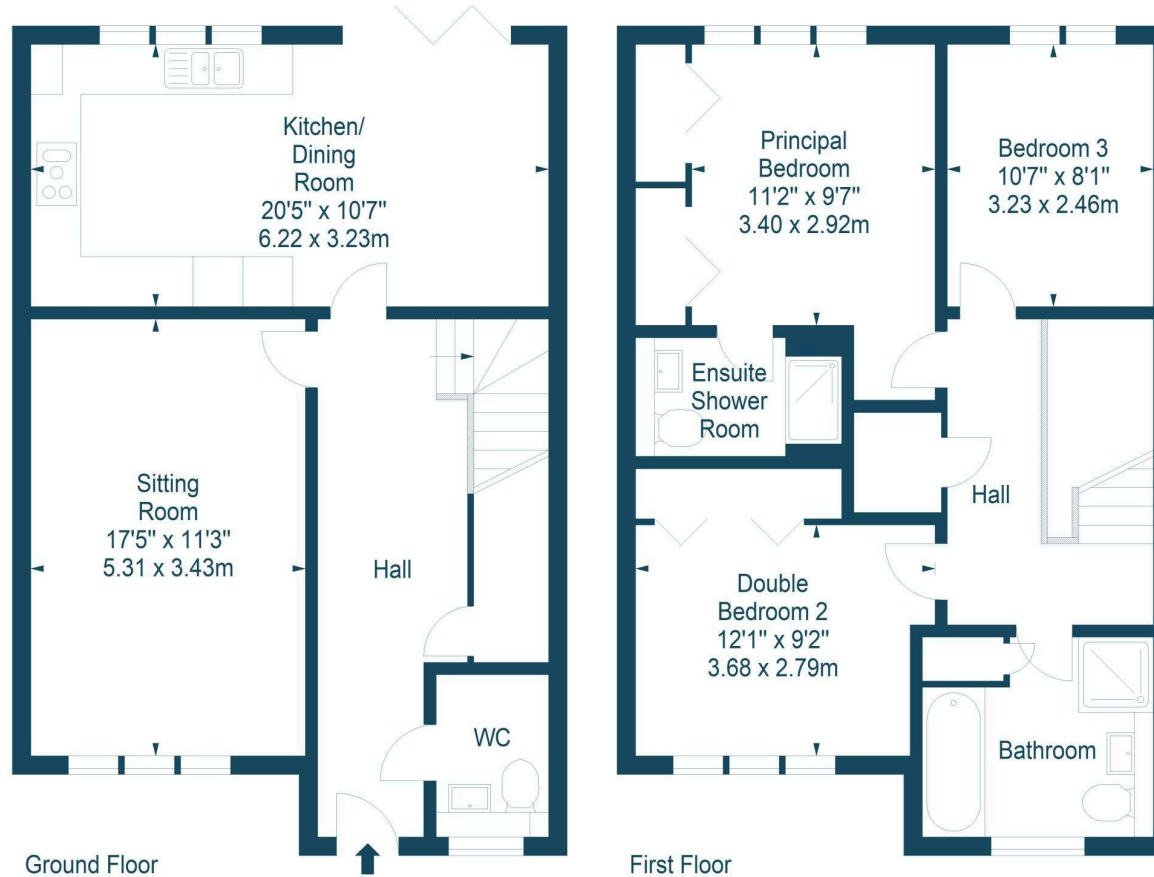
HOME REPORT VALUATION: £355,000



Davids Way,
 Haddington,
 East Lothian, EH41 3FJ



Approx. Gross Internal Area
1242 Sq Ft - 115.38 Sq M
For identification only. Not to scale.
© SquareFoot 2025



GET IN TOUCH

 www.coultersproperty.co.uk

 01620 671 837

 enquiries@coultersproperty.co.uk

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.