



5 Dobsons View
Haddington, East Lothian, EH41 4RS

CALL US ON 0131 447 4747

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

- Entrance vestibule.
- Good sized living room with understairs storage.
- Open access to dining kitchen with appliances.
- Door providing access to rear garden.
- Patio doors to conservatory with access to garden.
- Upper landing with access to attic.
- Two double bedrooms, one with fitted storage.
- Contemporary fitted wet room.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to garage.
- Enclosed private garden to rear.
- Planning permission in place for garage conversion.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A linked semi-detached villa, situated within an established, sought after development in the highly desirable town of Haddington in East Lothian. The property is an ideal commuter base with its close proximity to the A1 leading into Edinburgh and also the south and would make an ideal purchase for a first time buyer/ young couple.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 6.2 MILES TO LONGNIDDY TRAIN STATION.
APPROXIMATELY 26.8 MILES TO EDINBURGH AIRPORT.
WITHIN 100 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. 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 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE STANDING AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.



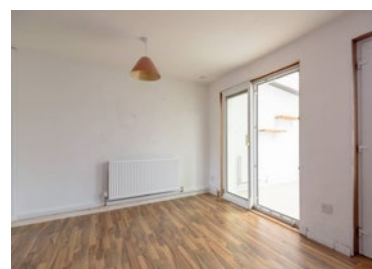
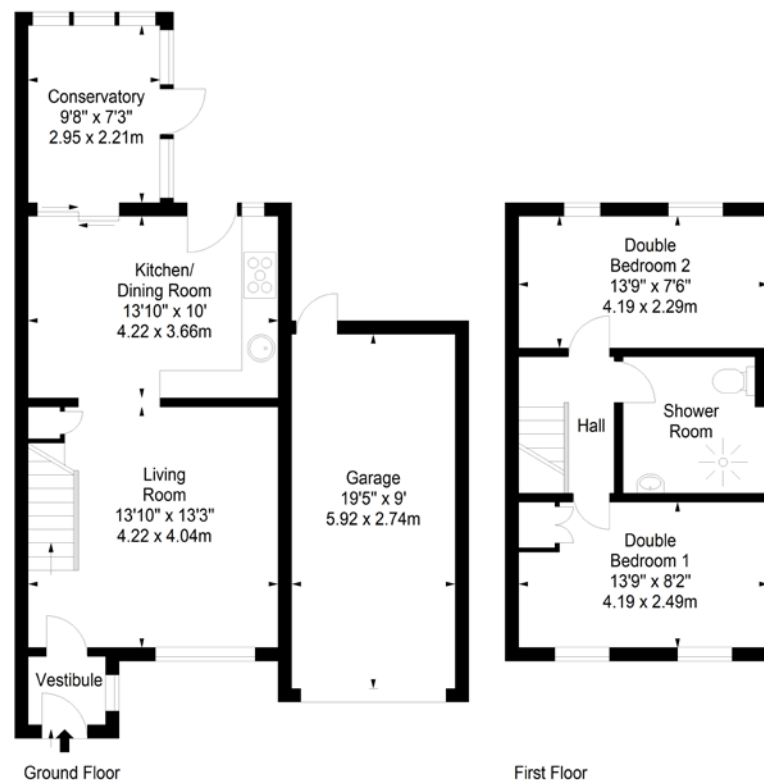
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Approx. Gross Internal Area
936 Sq Ft - 86.95 Sq M
(Including Garage)
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

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.